



Project Title: Sheldon/99 General Plan Amendment (GPA) and Rezone

Lead Agency Name and Address: City of Elk Grove
Development Services - Planning
8401 Laguna Palms Way
Elk Grove, CA 95758

Project Location: Nineteen parcels located to the east of State Route (SR) 99, north and south of Sheldon Road

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

General Plan Designation(s): Low Density Residential, Medium Density Residential, Commercial

Zoning: Agricultural-Residential (AR-5), Calvine/99 Special Planning Area (SPA)

Contact Person: Taro Echiburú

Phone Number: (916) 478-3619

Date Prepared: December 12, 2007

PROJECT BACKGROUND AND PURPOSE

The City of Elk Grove, in cooperation with the City of Sacramento, the County of Sacramento Department of Transportation, the California Department of Transportation (Caltrans), and the Federal Highway Administration (FHWA), certified the Sheldon Road/SR 99 Interchange Improvement Project Final Environmental Impact Report/Environmental Assessment (SCH # 2001012046) in 2005. The Sheldon Road/SR 99 Interchange Improvement project will reconstruct the current State Route 99 (SR 99) interchange at Sheldon Road and realign East Stockton Boulevard. Consequently, the development potential of several parcels within the City of Elk Grove will be affected.

In August of 2006, the Elk Grove City Council initiated the Sheldon/99 General Plan Amendment (GPA) and Rezone project (project). The GPA and Rezone project came about from a city-wide office and retail analysis which indicated that the interchange project would cause several parcels east of the Sheldon Road/SR 99 interchange to have increased commercial potential as a result of the realignment of East Stockton Boulevard. The proposed project would change the land use designation of these parcels from Low Density Residential and Medium Density

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Residential to Commercial. In addition, parcels to the north and east of the future East Stockton Boulevard alignment are proposed to be changed from Low and Medium Density Residential to the High Density Residential land use designation in order to provide a buffer between future commercial development and existing single-family residential developments. Land use designations on the parcels to the south of Sheldon Road and to the east of the future East Stockton Boulevard would also be changed to Commercial in order to create a cohesive area available for future retail development. The intent of the proposed project is not to eliminate any of the land uses currently located on the parcels, but to allow for the development of land uses compatible with the realignment of East Stockton Boulevard and the reconstructed interchange. Existing land uses would be allowed to remain, but would not be allowed to expand.

PROJECT DESCRIPTION

A detailed description of the proposed project can be found in the Notice of Preparation (NOP) prepared for the project.

ENVIRONMENTAL SETTING

The proposed project site is located in an urbanized area and is currently developed with rural residential uses. The portion of the site north of Sheldon Road is primarily undeveloped, although two rural residences abut Sheldon Road and one large rural residence with several 6 large poultry sheds and other agricultural uses are located on the northeastern portion of the site. The parcels to the south of Sheldon Road are developed with rural residential uses and a small church. The project site and surrounding areas are relatively flat and there are no significant natural features located on the project site.

Low-density, single-family residences are located to the east of the project site both north and south of Sheldon Road. A large, 10-acre community park is also planned immediately adjacent to the northeast portion of the project site. A small 2-acre park is located at 8830 Garrity Drive adjacent to the southeast corner of the project site. Land north of the project site is currently developed with a few rural residences on large lots, as well as a low-density, single-family neighborhood to the northeast of the project site. Land to the west of the project site (west of SR 99) on the north side of Sheldon Road is located in the City of Sacramento and is developed with a single-family residence, several established commercial businesses, a trailer park, and the San Joaquin cemetery, which is located in Sacramento County. Land to the south west of the project site (west of SR 99) is developed with a WinCo supermarket, a Carl's Jr. restaurant, and other commercial uses. A Caltrans Park and Ride lot is located west of the project site (east of SR 99) on the south side of Sheldon Road.

APPROVALS AND PERMITS

City of Elk Grove

It is anticipated that the City of Elk Grove would take the following actions as part of approval of the proposed project: Certification of the EIR; Adoption of the MMRP; General Plan Amendment; SPA Amendment (Calvine/Hwy 99 SPA); and Rezone.

Other Public Agencies

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

- Sacramento Metropolitan Air Quality Management District (SMAQMD)
- Regional Water Quality Control Board (RWQCB)
- U.S. Army Corps of Engineers
- U.S. Fish and Wildlife Service (USFWS)
- California Department of Fish and Game (CDFG)

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

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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

Taro Echiburú

December 12, 2007

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 Sheldon/99 General Plan Amendment (GPA) and Rezone project, 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) "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 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 "Potentially Significant Unless 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.

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- 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	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 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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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:

- a) **No Impact.** The project site for the Sheldon/99 GPA and Rezone project is located in an urbanized area. The proposed project site is relatively flat and is developed with rural residential and agricultural uses. The portion of the site north of Sheldon Road is primarily undeveloped, with the exception of two rural residences fronting Sheldon Road and one large rural residence with 6 poultry sheds and other agricultural uses on the northeastern portion of the site. The parcels to the south of Sheldon Road are developed with rural residences, some of which are also used as small-scale commercial businesses. There is also a small church located south of Sheldon Road. Land to the east of the project site is developed with single-family residences. A 10-acre park is planned immediately east of the project site north of Sheldon Road. Land to the north is currently undeveloped, but is zoned for medium- and low-density residential uses. This land is generally flat and has been partially graded for future development. Land to the southwest of the project site (east of SR 99) is developed with a Caltrans Park and Ride lot. SR 99 is located to the west just beyond East Stockton Boulevard, which borders the five western-most parcels of the site. The proposed project site and the surrounding area do not contain any significant visual resources. In addition, there are no identified scenic vistas in the vicinity of the site. Therefore, the proposed project would result in **no impacts** to scenic vistas.
- b) **Less Than Significant Impact.** The project site is not located within a state scenic highway. Although no development is proposed as part of the GPA and rezone at this time, the land use designations proposed would allow for commercial and high-density residential development. Future development of the site consistent with the proposed land use designations could result in the removal of native and non-native trees. Specific development applications would be subject to the City of Elk Grove Tree Preservation Ordinance.

Rock outcroppings are not normally found in the City of Elk Grove. There are no identified rock outcroppings within or in the vicinity of the Sheldon/99 GPA and Rezone project site.

There are no registered historical buildings located on the proposed project site. Future development of the site would require removal of existing structures which are currently located on several of the parcels. None of these structures are located within a state designated scenic highway.

Therefore, the proposed Sheldon/99 GPA and Rezone project would result in less than significant impacts to scenic resources.

- c) **Potentially Significant Impact.** The project is a GPA and Rezone which would modify the density and scale of development allowed on the 19 parcels composing the project site. See the discussion under item 'a)' for a description of the visual character of the project site. Urban development throughout the City limits was anticipated by the Elk Grove General Plan and the parcels making up the site were anticipated for commercial development, as well as low- and medium-density residential development. However, the intensity of development proposed in association with the Sheldon/99 GPA and Rezone would, in several cases, be more intense than uses previously analyzed as part of the Elk Grove General Plan EIR (SCH #2002062082). Therefore, impacts to visual character are considered potentially significant and will be discussed further in the EIR.
- d) **Less Than Significant Impact.** The proposed Sheldon/99 GPA and Rezone project would ultimately result in the construction of high-density residential and commercial uses at the project site. Development of the site would create new sources of nighttime lighting resulting from on-site lighting fixtures, security lighting, and vehicle headlights going to and from the site. Future development of commercial and residential uses would also result in the potential for daytime glare from new buildings containing glass or unpainted/reflective surfaces. Individual development projects would be subject to the City of Elk Grove Design Guidelines which contain standards to minimize the effects of light and glare from new development. The Design Guidelines require that exterior lighting be designed so that the light is not directed off the site and the light source is shielded downward. In addition, the Design Guidelines require exterior lighting to be shielded so that no light source from the project is visible beyond the property line. Furthermore, 14 of the 19 parcels included as part of the proposed Sheldon/99 GPA and Rezone project are within the Calvine/Hwy 99 SPA and would be subject to the Calvine/Hwy99 SPA Design Guidelines which also restrict light glare and spillage and encourage "human-scale" lighting to improve the aesthetics of the area. However, the increased commercial development on the project site would result in more light and glare than would have occurred under the existing General Plan land use designation. Compliance with the City's Design Guidelines and the Calvine/Hwy 99 SPA standards regarding light and glare would ensure that impacts resulting from future development would be less than significant and will not be discussed further in the EIR.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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:

- a) **Less than Significant Impact.** Figure 4.1-1 of the Elk Grove General Plan EIR (SCH #2002062082) identifies important farmland in the City of Elk Grove and identifies the proposed project site as Urban and Built-Up Land and Grazing Land. The proposed project site was identified for development on the Elk Grove General Plan Land Use Policy Map and does not contain any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Furthermore, impacts related to conversion of farmland were adequately addressed in the Elk Grove General Plan EIR. Both direct and cumulative impacts to agricultural resources were identified as being significant and unavoidable and the City adopted a Statement of Overriding Considerations on November 19, 2003 for impacts related to the conversion of farmland (Resolution 2003-216). The proposed Sheldon/99 GPA and Rezone project would not result in any new farmland conversions beyond those previously addressed in the Elk Grove General Plan EIR. Therefore, impacts associated with conversion of farmland are considered less than significant and will not be addressed further in the EIR.
- b) **Less than Significant Impact.** The proposed project site contains 15.9 acres of land zoned for Agricultural-Residential (AR-5) uses. The AR-5 designation is designed to accommodate low-density single-family development along with agricultural and accessory uses.

None of the proposed Sheldon/99 GPA and Rezone parcels are under a Williamson Act Contract as shown in Figure 4.1-2 of the Elk Grove General Plan EIR (SCH #2002062082).

As discussed under a) above, the City of Elk Grove adopted a Statement of Overriding Considerations in association with impacts to agricultural resources. No further impacts beyond those identified in the General Plan EIR (SCH #2002062082) EIR would occur in association with implementation of the proposed project. Therefore impacts to zoning for agricultural uses and land under Williamson Act Contracts would be considered less than significant and will not be discussed further in the EIR.

- c) **Less than Significant Impact.** The project site is surrounded by urban uses and land designated to be developed with urban uses. Areas to the north of the project site are designated as low- and medium-density residential. Areas to the east of the site are designated as low-density residential. Areas to the south and southwest of the project site are a combination of commercial, commercial/office, low-density and medium-density residential uses. The area to the west of the project site is in the City of Sacramento and is developed with commercial uses as well as a cemetery located in Sacramento County. There is no farmland in the vicinity of the project site. The proposed Sheldon/99 GPA and Rezone project would not result in development pressure to convert lands to non-agricultural uses as the proposed site is surrounded by urban uses. Therefore, conversion of farmland to non-agricultural use would be considered a less than significant impact and will not be discussed further in the EIR.

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in significant construction-related air quality impacts?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Expose sensitive receptors to substantial pollutant concentrations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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:

a – c) **Potentially Significant Impact.** A project would conflict with or obstruct implementation of the regional air quality management plan (AQMP) if it would be inconsistent with the growth assumptions, in terms of population, employment or regional growth in vehicle miles traveled. The emission inventories identified in the AQMP are based on projected population forecasts developed by the Sacramento Area Council of Governments (SACOG). These population forecasts are developed, in part, on data obtained from local jurisdictions and projected land uses and population projections identified in community plans. Projects that result in an increase in population and/or employment growth that is inconsistent with local community plans would be considered inconsistent with the AQMP. The project proposes to establish commercial and multi-family uses in an area designated in the Elk Grove General Plan as Low- and Medium-Density Residential. Therefore, the project would allow development that would create new employment and residential opportunities and increase the land use intensity of the site potentially

resulting in emissions that exceed those anticipated and analyzed in the applicable attainment plans.

Furthermore, Sacramento County is a known area of non-attainment for state and federal standards for ozone and particulate matter less than 10 microns in diameter (PM₁₀). High-density residential and commercial development resulting from approval of the Sheldon/99 GPA and Rezone project could result in increases in both construction emissions and increases in reactive organic gases (ROG) and NO_x, which are precursor components of ozone, and PM₁₀. Because the proposed Sheldon/99 GPA and Rezone project would increase the intensity of development allowed on several of the parcels above the current designations, new significant impacts in violation of an air quality standard that were not previously addressed in the Elk Grove General Plan EIR could occur as a result of commercial operations and from increased vehicular trips to and from the project site. A complete air quality analysis will be conducted for the proposed project including estimates of the project's long term emissions. Model results will also be used to analyze the potential for the project to result in a cumulatively considerable net increase of criteria pollutants.

Therefore, air quality impacts anticipated to occur as a result of the proposed project's implementation are considered potentially significant and will be discussed further in the EIR.

- d) **Potentially Significant Impact.** Construction activities and emissions would affect local air quality, causing a temporary increase in reactive organic gases (ROG) and NO_x, which are precursor components of ozone, and PM₁₀. The Sacramento Metropolitan Air Quality Management District (SMAQMD) *Guide to Air Quality Assessment in Sacramento County* provides screening levels for construction to determine whether a project could have a significant impact on particulate matter concentrations (SMAQMD, 2004). The SMAQMD recommends that construction-generated emissions of Reactive Organic Gases (ROG) and nitrogen oxides (NO_x) be quantified and presented as part of the project-generated emissions. Because construction equipment emits relatively low levels of ROG and because ROG emissions from other construction processes (e.g., asphalt paving, architectural coatings) are typically regulated by the SMAQMD, the SMAQMD has not adopted a construction emissions threshold for ROG. However, the SMAQMD has adopted a construction emissions threshold of 85 lbs/day for NO_x. Emissions from subsequent development projects resulting from approval of the Sheldon/99 GPA and Rezone project could exceed that threshold. Therefore, construction-related air quality impacts are potentially significant and will be examined in the EIR.
- e) **Potentially Significant Impact.** The Elk Grove General Plan considers residences as well as schools to be "sensitive receptors" in relation to air quality issues. There are no schools within ¼-mile of the project site. The closest school to the site is Harriett Eddy Middle School, slightly over one mile away, to the southwest. The nearest residences are immediately adjacent to the project site on the east and southeast. Residents in the project area may potentially be exposed to nuisance dust and heavy equipment emission odors (e.g. diesel exhaust) during construction. Particulate exhaust emissions from diesel-fueled engines (diesel-exhaust PM) were identified as a Toxic Air Contaminant (TAC) by the CARB in 1998. Implementation of the proposed project would allow for commercial and multi-family development at the project site, which would result in the generation of diesel PM emissions during construction from the use of off-road diesel equipment for site grading and excavation, paving, and other construction

activities. This impact is considered potentially significant and will be discussed further in the EIR.

- f) **Less than Significant Impact.** Land uses associated with the proposed Sheldon/99 GPA and Rezone project would be commercial and residential in nature and would not be anticipated to result in the creation or generation of objectionable odors. Therefore, impacts associated with creation of objectionable odors are considered less than significant and will not be discussed further in the EIR.

IV. BIOLOGICAL RESOURCES

Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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"/>

Discussion:

a-b) **Potentially Significant Impact.** The Sheldon/99 GPA and Rezone project site is currently developed with rural residential and agricultural uses. Several of the parcels in the vicinity of the project site, as well portions of the project site close to SR 99, have been

previously delineated as part of the Sheldon/99 Interchange project technical studies. There is potential for special-status plant species (vernal pool plants) on the project site. In addition, the site is suitable as Swainson's hawk foraging habitat. There are no riparian habitats located on the project site. The construction of commercial and high-density residential development on the project site could result in adverse effects to special-status species and habitats. Therefore, impacts to special-status species are considered potentially significant and will be examined further in the EIR.

- c) **Potentially Significant Impact.** The Sheldon/99 Interchange project technical studies mapped both vernal pools and seasonal wetlands that could provide suitable habitat for vernal pool crustaceans protected under the Endangered Species Act on the project site. The construction of commercial and high-density residential development on the project site could result in adverse effects to those vernal pools and seasonal wetlands. Therefore, this impact would be potentially significant and will be discussed in the EIR.
- d) **Less than Significant Impact.** The proposed Sheldon/99 GPA and Rezone parcels are surrounded by urban development. The potential for the site to interfere substantially with the movement of any native resident or migratory wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites is considered low. No streams or waterways are located on the project parcels so the project is not anticipated to interfere with migratory fish species. Therefore, this impact is considered less than significant and will not be discussed further in the EIR.
- e) **Less than Significant Impact.** The proposed Sheldon/99 GPA and Rezone project would not conflict with any local policies or ordinances protecting biological resources. However, there are at least one or more trees of various species located on the parcels. General Plan Policy CAQ-8 and associated action items as well as the city's Tree Protection Ordinance require that onsite trees be protected to the fullest extent feasible or mitigated for in the event that they cannot be retained onsite. As part of the design review process, all project sites would be reviewed for the presence and species of on-site trees. Compliance with General Plan Policy CAQ-8 and the City's Tree Preservation and Protection Ordinance related to onsite trees require applicants to retain trees onsite to the fullest extent possible, mitigate for removed trees through payment of in-lieu fees, preparation and implementation of a Tree Replacement Planting Plan, or the appropriate combination of any of these actions. Because of these standard procedures, impacts to trees are considered less than significant and no further mitigation is required.
- f) **No Impact.** The City of Elk Grove does not have an adopted Habitat Conservation Plan, or a Natural Community Conservation Plan, and the project site would not be subject to any other state, regional, or locally adopted conservation plan. Therefore, the proposed project would have no impact to an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

V. CULTURAL RESOURCES

Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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:

- a) **Less Than Significant Impact.** The Elk Grove Old Town Historic District (which is approximately 2.8 miles southeast of the project site) contains the majority of historically significant buildings and historic resources in the City. There are no registered historical buildings located on any of the parcels comprising the project site. Future development of the project site would not result in any changes to historical resources or buildings in the City. Therefore, the project would not be expected to result in impacts to the significance of historical resources. Impacts would be less than significant and will not be discussed further in the EIR.

- b) **Potentially Significant Impact.** There are no known archaeological resources as defined in Section 15064.5 of the CEQA Guidelines located on the proposed project site. The project site is not located in an area of archaeological sensitivity as identified by Figure 4.11-1 of the Elk Grove General Plan EIR (SCH #2002062082). However, the possibility exists for archeological or paleontological resources or human remains to be uncovered during grading activities for subsequent development projects. Cultural resources investigations will be conducted on the proposed parcels. In addition, because the project involves a GPA, SB 18 Native American Consultation must be conducted. Therefore, impacts to archaeological resources are considered potentially significant and will be discussed further in the EIR.

- c) **Less than Significant Impact.** There are no identified unique paleontological resources or unique geological features located on the proposed project site. Therefore, no impacts to a unique paleontological resource or site, or a unique geological feature would be expected to occur. However, should a previously unidentified or unanticipated paleontological resource be discovered during project construction, the Elk Grove General Plan Policy HR-6 would prevent the Sheldon/99 GPA and Rezone site

from having significant impacts upon a previously unidentified or unanticipated paleontological resource, site or unique geological feature. General Plan action item HR-6 Action 2 requires any prehistoric, archaeological, or paleontologic artifacts uncovered during construction activities to be evaluated by an archaeologist that meets the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology. These requirements would ensure that previously unidentified or unanticipated paleontological resources discovered at the site would be protected. Therefore, impacts to paleontological and unique geologic features would be considered less than significant and this issue will not be discussed further in the EIR.

- d) **Less than Significant Impact.** The proposed Sheldon/99 GPA and Rezone project would be subject to State law regarding the discovery and disturbance of human remains during construction activities. It is not anticipated that any human remains would be encountered during construction of individual development projects resulting from the Sheldon/99 GPA and Rezone project. However, should any previously unidentified or unanticipated human remains be discovered during subsequent project construction, the City of Elk Grove requires mitigation consistent with General Plan Archaeological and Paleontological Policy HR-6-Action 2. Therefore, impacts to human remains would be considered less than significant and this issue will not be discussed further in the EIR.

VI. GEOLOGY AND SOILS

Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a) i) **Less than Significant Impact.** The City of Elk Grove General Plan EIR (SCH #2002062082) indicates that no active or potentially active faults underlie the City

of Elk Grove based on published geological maps. The City is not located within an Alquist-Priolo Fault Study Zone. The nearest known fault zone is the Foothills Fault system, located over 22 miles east of the City. The proposed project site is not underlain by any active or potentially active faults, therefore impacts relative to ground rupture would be considered less than significant and this impact will not be discussed further in the 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 could occur but damage would not likely be severe due to the proximity of the City to a fault zone. Nonetheless, future development resulting from implementation of the proposed project would be required to conform to the Uniform Building Code (UBC). UBC requirements for Seismic Zone 3 are intended to be sufficient to prevent significant damage from ground shaking during seismic events. Standards address foundation design and shear wall strength, among others. As a result, the effects resulting from earthquakes and ground shaking would be reduced to a minimum by application of the UBC. Furthermore, General Plan Safety Element Policies SA-25 and SA-26 and associated action items SA-25 Action 1 and SA-26 Action 1 would reduce seismic hazards to a less than significant level. Therefore, while the proposed project would increase the density and scale of development allowed on the project site and thus expose more people and structures to adverse effects from seismic ground shaking, the adverse effects would be mitigated through General Plan policies and compliance with UBC requirements. Impacts relative to strong seismic ground shaking would be considered less than significant and will not be discussed further in the EIR.
 - iii) **Less than Significant Impact.** Liquefaction is the loss of soil strength due to significant seismic forces and is most likely to occur in deposits of water-saturated alluvium or similar deposits of artificial fill. The City of Elk Grove General Plan EIR (SCH #2002062082) indicates that based upon known soil types, groundwater, and ground shaking conditions throughout the City, the potential for liquefaction is considered low. Additionally, the potential for ground lurching, differential settlement, and lateral spreading is also considered low. Therefore, this impact would be considered less than significant and will not be discussed further in the EIR.
 - iv) **No Impact.** The terrain at the proposed Sheldon/99 GPA and Rezone site is relatively flat and there are no geological features surrounding the site that would pose a landslide threat. Therefore, no impact would occur and this impact will not be discussed further in the EIR.
- b) **Less Than Significant Impact.** Future development allowed by the proposed Sheldon/99 GPA and Rezone project would require site grading and construction activities that would remove existing vegetation and topsoil. These activities would result in the disturbance of soils, making the soil more prone to erosion caused by wind and water.

All development projects are required to comply with the City's Land Grading and Erosion Control Ordinance as well as the requirements of the Clean Water Act. The City's

National Pollutant Discharge Elimination System (NPDES) permit requires that all development projects adhere to City-imposed water quality and watershed protection measures throughout construction. Applicants gain coverage under the City's permit by filing a Notice of Intent and a Storm Water Pollution and Prevention Plan (SWPPP) for review and approval prior to the start of construction. The SWPPP identifies Best Management Practices (BMPs) to be administered throughout all phases of grading and project construction to ensure that water quality is maintained and that soil erosion and loss of topsoil are reduced to the fullest extent feasible.

All residential and commercial development constructed on the project site subsequent to approval of the proposed Sheldon/99 GPA and Rezone project would be required to comply with the standards described above. Additionally, as shown in the **Table VI-1** under item 'd)' below, the soils found at the project site generally have only a low to moderate potential for erosion. Therefore, impacts related to soil erosion and the potential loss of topsoil would be considered less than significant and will not be discussed further in the EIR.

- c) **Potentially Significant Impact.** The project site is generally flat and there are no geological features on the site or surrounding the site that would pose a landslide threat. According to the General Plan EIR (SCH #2002062082) the potential for liquefaction, ground lurching, differential settlement, or lateral spreading occurring during or after seismic events in the City of Elk Grove is considered to be low. However, there is a risk for subsidence within the City. The Sheldon/99 GPA and Rezone project would increase the intensity of uses on several parcels included in the project site and development would therefore be more intense than analyzed in the Elk Grove General Plan EIR. The project could cause an increased risk associated with subsidence. It is not possible to determine the potential for subsidence at the project site until a geotechnical report is submitted. As such, this is considered a potentially significant impact and will be discussed further in the EIR.
- d) **Less Than Significant Impact.** The types of soils found on the proposed project site and their characteristics are identified in the table below.

**TABLE VI-1
PROJECT SITE SOILS AND SOIL CHARACTERISTICS**

Map Unit Name	Erosion Potential	Drainage	Flooding Frequency Class	Limitations for Construction of Dwellings Without Basements	Limitations for Local Road and Street Construction
San Joaquin Silt Loam, Leveled, 0 to 1% slopes (213)	Low/ Moderate	Moderately Well Drained	None	No Limitations	No Limitations
San Joaquin Silt Loam, 0 to 3% slopes (214)	Low/ Moderate	Moderately Well Drained	None	No Limitations	No Limitations
San Joaquin Silt Loam, 3 to 8% slopes (215)	Low/ Moderate	Moderately Well Drained	None	No Limitations	No Limitations

San Joaquin Durixeralfs Complex, 0 to 1% slopes (216)	Low/Moderate	Moderately Well Drained	None	No Limitations	No Limitations
San Joaquin Galt Complex, 0 to 3% slopes (218)	Low/Moderate	Moderately Well Drained	None	No Limitations	No Limitations

Source: USDA, NCRS, *Web Soil Survey*. <http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>

The shrink-swell potential for San Joaquin soil is high (City of Elk Grove, 2004). The General Plan Safety Element Policy SA-26 requires a geotechnical report for all construction projects that include determination of shrink/swell potential as well as soil stability. Impacts relative to expansive soils on the Sheldon/99 GPA and Rezone site cannot be determined without a geotechnical report. All future development subsequent to approval of the proposed Sheldon/99 GPA and Rezone project would be required to complete a geotechnical report prior to final design to identify any special considerations for project design and construction, including the presence of expansive soils. Therefore, impacts related to expansive soils would be considered less than significant and will not be discussed further in the EIR.

- e) **No Impact.** The County Sanitation District-1 (CSD-1) is the agency responsible for providing sewer service within Elk Grove. The proposed Sheldon/99 GPA and Rezone project does not propose specific development projects and would not require additional sewer service at this time. Future development resulting from implementation of the proposed project would be reviewed and conditioned by CSD-1 to connect to the District's sewer system and to comply with Sacramento County Improvement Standards during construction of the connection to the sewer. Any existing septic tanks would be removed pursuant to County Health Department standards and regulations. Therefore, no impacts related to wastewater disposal are expected and this impact will not be discussed further in the EIR.

VII. HAZARDS AND HAZARDOUS MATERIALS

Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a) **Less than Significant Impact.** The land use designations proposed in association with the Sheldon/99 GPA and Rezone project are commercial and high-density residential. These uses typically do not include development that would emit hazardous emissions or handle significant amounts of hazardous or acutely hazardous materials, substances, or waste. Small amounts of hazardous materials may be used during construction activities (i.e. equipment maintenance, fuel, solvents, roadway resurfacing, re-stripping materials, etc.) as well as during operation (fertilizers, pesticides, cleaning solvents, paint, etc.). The use of these materials in the quantities necessary would not result in any adverse health or environmental impacts to people in the vicinity of the project site. Additionally, any hazardous materials used for construction and operation of subsequent development would be required to comply with all applicable local State and Federal standards associated with the handling of hazardous materials. Therefore, impacts related to the transport and use of hazardous materials are considered less than significant and will not be discussed further in the EIR.
- b) **Less Than Significant Impact.** As discussed under a) above, the land uses proposed as part of the GPA and Rezone (commercial and high density residential) typically do involve the emission of hazardous substances or the handling of significant amounts of hazardous or acutely hazardous materials, substances, or waste. Therefore, the accidental release of hazardous materials into the environment would be unlikely. The project site is not included in the EnviroStor database, which includes hazardous materials sites such as Federal Superfund sites, State Response sites, Voluntary Cleanup sites, Hazwaste sites, GeoTracker LUFT sites and GeoTracker SLIC sites. An adjacent parcel, 8821 East Stockton Boulevard, was identified as LUFT site. However, the site does not pose a potential hazard to the project site as the case was closed and the hazard remediated in 2000. Construction activities associated with development of the Sheldon/99 GPA and Rezone site may include refueling and minor maintenance of construction equipment on-site which could lead to minor fuel and oil spills. 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 (CalOSHA) requirements. Individual projects facilitated by the proposed Sheldon/99 GPA and Rezone would be subject to mitigation requiring compliance with the NPDES permit process which requires the preparation of a SWPPP to be reviewed and approved by the Regional Water Quality Control Board. The proposed construction staging areas and fuel and oil changing locations would be identified in each project-specific SWPPP. To the fullest extent possible, these staging areas are to be located away from sensitive areas such as residences and schools as well as stream channels and wetlands. Therefore, impacts associated with the use, handling and storage of hazardous materials would be considered less than significant and will not be analyzed further in the EIR.
- c) **No Impact.** The school in closest proximity to the project site is Harriett Eddy Middle School and is approximately 1.13 miles southwest of the Sheldon/99 GPA and Rezone project site. In addition, land uses proposed typically do not emit hazardous emissions or handle significant amounts of hazardous or acutely hazardous materials, substances, or waste. Therefore, no impact would occur in association with emission or handling of hazardous materials within one quarter mile of a school and this impact will not be discussed in the EIR.

- d) **No Impact.** The parcels included in the Sheldon/99 GPA and Rezone project are not included on any list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and are not identified as hazardous material sites in Figure 4.4-1 of the Elk Grove General Plan EIR (SCH #2002062082). No impact would occur and this impact will not be discussed in the EIR.
- e) - f) **No Impact.** The Sheldon/99 GPA and Rezone project site is not located within 2 miles of a public or a private airstrip. Figure 4.4-2 of the Elk Grove General Plan EIR (SCH #2002062082) illustrates that the proposed project site is not located within an airport land use plan and does not encroach into the clear, approach/departure, and overflight zones of any air strip. Therefore no impact would occur and this impact will not be discussed in the EIR.
- g) **No Impact.** Upon incorporation, the City of Elk Grove adopted the Sacramento County Multi-Hazard Disaster Plan (SCMDP), which addresses planned response to extraordinary emergency situations associated with natural disasters and technological incidents. The SCMDP 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. All development proposals are reviewed by the City of Elk Grove Fire and Police Departments to determine if adequate emergency access is provided. All projects would be required to be designed with adequate emergency access. Therefore, development projects facilitated by the proposed Sheldon/99 GPA and Rezone would not impede or conflict with the objectives or policies of the identified emergency response plans and evacuation plans. No impact is anticipated and this impact will not be discussed further in the EIR.
- h) **No Impact.** The Sheldon/99 GPA and Rezone project site is located in an urban area and is not adjacent to wildland areas. In fact, no wildland areas exist in the City of Elk Grove. The Cosumnes Community Services District (CCSD) Fire Department would provide fire and emergency services at the site in the event of an emergency. Additionally, the CCSD Fire Department would review individual development projects resulting from approval of the Sheldon/99 GPA and Rezone project and would return comments that would translate into project level conditions of approval to minimize risks associated with fires. Therefore, no people or structures would be exposed to a significant risk of loss, injury or death involving wildland fires. No impact would be anticipated and this impact will not be discussed in the EIR.

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (Source:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

VIII. HYDROLOGY AND WATER QUALITY

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a) **Less than Significant Impact.** The proposed project site was identified for development in the Elk Grove General Plan land use map and water quality impacts were addressed in the General Plan EIR (SCH #2002062082). However, the proposed project would increase the land use density and the scale of development allowed on several parcels within the project site. Therefore, construction surface water quality impacts, operational surface water quality impacts, and groundwater quality impacts could exceed those analyzed by the General Plan EIR. However, there are several General Plan policies (CAQ-12 through CAQ-15) in addition to standard City requirements that would serve to ensure that significant impacts to water quality and waste discharge would not occur.

Development projects within the City, including those resulting from approval of the proposed project, are required to comply with the City's Land Grading and Erosion Control Ordinance which establishes administrative procedures, minimum standards for review, and implementation and enforcement procedures for controlling erosion, sedimentation, disruption of existing drainage, and related environmental damage caused by land clearing activities, grading, filling, and land excavation. The ordinance applies to all projects that would disturb 350 cubic yards or more of soil.

In addition, all construction activities resulting from the proposed project would be required to meet the conditions of the City's National Pollutant Discharge Elimination System (NPDES) permit. Under the NPDES requirements, a Notice of Intent (NOI) is required to be submitted for construction projects greater than one acre. The permit also requires that the following measures be implemented during construction activities, including demolition:

- Elimination or reduction of non-stormwater discharges to stormwater systems and other waters of the United States;
- Development and implementation of a Storm Water Pollution Prevention Plan (SWPPP); and
- Inspections of stormwater control structures and pollution prevention measures.

All project-specific grading plans would be submitted to the RWQCB for approval under the NPDES construction activities storm water permit. Furthermore, a SWPPP would be required to be developed and implemented by the project contractor. The State has

published a set of Best Management Practices (BMPs) for both pre- and post-construction periods, which would be applied to specific development projects. The project-specific SWPPP would identify the appropriate BMPs in coordination with the RWQCB for any given project.

As discussed above, development resulting from approval of the Sheldon/99 GPA and Rezone project would be required to comply with the adopted Elk Grove General Plan policies aimed at reducing impacts to water quality and waste discharge. Compliance with the provisions of the NPDES, SWPPP, BMPs, and the City's Land Grading and Erosion Control Ordinance would ensure that impacts associated with water quality standards and discharge requirements would be reduced to a less than significant level. Therefore, impacts associated with the proposed project are considered less than significant and will not be discussed further in the EIR.

- b) **Potentially Significant Impact.** Land use density changes resulting from the proposed Sheldon/99 GPA and Rezone project would increase the intensity of development allowed and the residential density allowed on several parcels. This increased development capacity would result in a potential increase in the demand for water which, in turn, could result in an impact to groundwater resources. Development resulting from the proposed Sheldon/99 GPA and Rezone project would increase water demand by 12.45 af/year over the demand anticipated by current land use designations (see **Table VIII-1** below). Therefore, impacts related to groundwater are considered potentially significant and will be discussed further in the EIR.

**TABLE VIII-1
SHELDON/99 GPA AND REZONE PROJECT
WATER DEMAND¹**

Parcel	Acres	Existing			Proposed			Increase
		Existing Land Use Category	Unit Water Demand Factors (AF/Acre/Year)	Water Demand (AF/Year)	Proposed Land Use	Unit Water Demand Factors (AF/Acre/Year)	Water Demand (AF/Year)	
115-0162-010	4.94	Low Density Residential (4.1 to 7.0 du/ac)	2.89	14.28	High Density Residential (15.1 to 30.0 du/ac)	4.12	20.35	6.08
115-0162-010	1.35	Low Density Residential (4.1 to 7.0 du/ac)	2.89	3.90	Commercial	2.75	3.71	-0.19
115-0162-011	1.9	Low Density Residential (4.1 to 7.0 du/ac)	2.89	5.49	High Density Residential (15.1 to 30.0 du/ac)	4.12	7.83	2.34
115-0162-012	1.29	Low Density Residential (4.1 to 7.0 du/ac)	2.89	3.73	High Density Residential (15.1 to 30.0 du/ac)	4.12	5.31	1.59

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					30.0 du/ac)			
115-0162-012	0.37	Low Density Residential (4.1 to 7.0 du/ac)	2.89	1.07	Commercial	2.75	1.02	-0.05
115-0162-013	1.7	Low Density Residential (4.1 to 7.0 du/ac)	2.89	4.91	Commercial	2.75	4.68	-0.24
115-0162-014	3	Low Density Residential (4.1 to 7.0 du/ac)	2.89	8.67	Commercial	2.75	8.25	-0.42
115-0162-015	1.4	Low Density Residential (4.1 to 7.0 du/ac)	2.89	4.05	Commercial	2.75	3.85	-0.20
115-0150-057	10	Medium Density Residential (7.1 to 15.0 du/ac)	2.89	28.90	Commercial	2.75	27.50	-1.40
115-0150-064	2.6	Medium Density Residential (7.1 to 15.0 du/ac)	2.89	7.51	High Density Residential (15.1 to 30.0 du/ac)	4.12	10.71	3.20
115-0150-067	1.9	Medium Density Residential (7.1 to 15.0 du/ac)	2.89	5.49	High Density Residential (15.1 to 30.0 du/ac)	4.12	7.83	2.34
116-0030-069	1.9	Medium Density Residential (7.1 to 15.0 du/ac)	2.89	5.49	Commercial	2.75	5.23	-0.27
116-0030-045	0.7	Medium Density Residential (7.1 to 0.515.0 du/ac)	2.89	2.02	Commercial	2.75	1.93	-0.10
116-0030-007	0.5	Medium Density Residential (7.1 to 15.0 du/ac)	2.89	1.45	Commercial	2.75	1.38	-0.07

116-0030-068	1.1	Medium Density Residential (7.1 to 15.0 du/ac)	2.89	3.18	Commercial	2.75	3.03	-0.15
115-0162-016	2.5	Commercial	2.75	6.88	Commercial	2.75	6.88	0
116-0030-003	1.8	Commercial (AR-5 Zoning)	2.75	4.95	Commercial (GC Zoning)	2.75	4.95	0.00
116-0030-005	2.4	Commercial (AR-5 Zoning)	2.75	6.60	Commercial (GC Zoning)	2.75	6.60	0.00
116-0030-011	2.7	Commercial (AR-5 Zoning)	2.75	7.43	Commercial (GC Zoning)	2.75	7.43	0.00
116-0030-031	2.4	Commercial (AR-5 Zoning)	2.75	6.60	Commercial (GC Zoning)	2.75	6.60	0.00
116-0030-014	2.4	Commercial (AR-5 Zoning)	2.75	6.60	Commercial (GC Zoning)	2.75	6.60	0.00
Total Acreage	48.85	Total Existing Demand (AF/Year)		139.19	Total Proposed Demand (AF/Year)		151.64	Total Increase (AF/Year)
								12.45

¹ Water demand calculations represent a "worst case scenario" as acreages shown do not include acreage being taken as right-of-way for the realignment of East Stockton Boulevard. In addition, unit water demand factors are based on the maximum density allowed.

c) **Less Than Significant Impact.** The proposed project would not directly alter the course of any stream or river as none are located on the site. Future development resulting from approval of the proposed project would involve construction of additional impervious surfaces on the site that would alter drainage on the site by decreasing absorption rates and increasing run-off in the area. However, underground drainage facilities would be extended to any new structures and parking areas to accommodate the stormwater runoff from the increased impervious surfaces. Future development projects would be required to connect to the Sacramento Regional County Sanitation District (SRCSD) sewer system and to comply with SRCSD improvement standards, dedicate sewer easements to the CSD-1 sewer system, and pay sewer impact fees.

In addition, as discussed under a) above, development projects would be required to obtain an NPDES General Construction Activity Storm Water Permit requiring a SWPPP to be prepared specifying BMPs to reduce erosion to disturbed soils. Development projects would also be subject to the City's Land Grading and Erosion Control Ordinance, which controls erosion, sedimentation, disruption of existing drainage and related environmental damage caused by land clearing activities, grading, filling, and land excavation. Compliance with the provisions of the NPDES, SWPPP, BMPs, and the City's Land Grading and Erosion Control Ordinance would ensure that impacts associated with erosion would be less than significant.

- d) **Potentially Significant.** Any development projects resulting from the Sheldon/99 GPA and Rezone project would be required to connect to the City of Elk Grove storm water system and comply with City standards requiring that all new projects not result in new or increased flooding impacts on adjoining parcels or upstream and downstream areas. However, the proposed project would increase the intensity of development allowed on the site over that which was considered in the Elk Grove General Plan. Subsequent development of the site consistent with the proposed land use designations could substantially alter the existing drainage pattern of the site and increase surface runoff. Therefore, this impact would be potentially significant and will be discussed further in the EIR.
- e) **Potentially Significant Impact.** Future development resulting from approval of the proposed project would involve construction of additional impervious surfaces on the site that would increase run-off in the area. Additionally, the urban development that would result from the change in land use designations could produce additional polluted runoff over development anticipated under the current land use designations. This is considered a potentially significant impact and will be examined further in the EIR.
- f) **Less than Significant Impact.** No additional impacts to water quality are anticipated other than those identified in items a) through e), above.
- g)-h) **No Impact.** According to FEMA FIRM maps (Community Panel Number(s) 060262 0310F and 060262 0320E) the proposed Sheldon/99 GPA and Rezone project site is located in Zone X, which is outside the 100-year flood hazard area and therefore would not place structures in a 100-year flood hazard area which would impede or redirect flood flows. No impact would result from the 100-year floodplain and this impact will not be discussed further in the EIR.
- i) **Less than Significant Impact.** The proposed Sheldon/99 GPA and Rezone project would not cause a significant risk from the exposure of people or structures to severe flooding, including from the failure of a levee or dam. There is no levee or dam located in the vicinity of any of the 19 proposed GPA and rezone parcels. The Sheldon GPA and rezone would not result in a greater impact than what was previously discussed in the Elk Grove General Plan EIR (SCH #2002062082). The General Plan concluded that flood hazard impacts could be mitigated through implementation of General Plan policies and Action Items (CAQ-11, CAQ-12, SA-12, SA-13, SA-14, SA-15, SA-16, SA-17, SA-18, SA-19, SA-20, SA-21 and SA-22). Therefore, potential for exposure to flooding is considered less than significant and will not be discussed further in the EIR.
- j) **No Impact.** The project site is not located near any ocean, coast, or seiche hazard areas and therefore would not be subject to inundation by seiche or tsunamis. Also, the project is not located in the vicinity of any physical or geological features that would pose a mudflow hazard. Therefore, no impact is anticipated.

IX. LAND USE AND PLANNING

Would the project:	Potentially Significant Impact	Potentially Significant Unless 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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:

- a) **No Impact.** The proposed Sheldon/99 GPA and Rezone project site is located in an urban area that is already surrounded by and/or designated by the General Plan for development. The proposed project would not physically divide an established community and would instead create a cohesive area available for future commercial development with high-density developments providing a buffer between future commercial uses and existing single-family residential developments. Therefore, no impacts to an established community would occur. This issue will not be discussed in the EIR.
- b) **Potentially Significant Impact.** The proposed project is a GPA and Rezone to change the previously adopted General Plan and zoning designations for the project site. The project would result in a higher density and intensity of land uses on the project site. This impact is considered potentially significant and will be addressed further in the EIR.
- c) **No Impact.** No habitat conservation plans or natural community conservation plans are in place or applicable to the City. The project would not conflict with any applicable habitat conservation plan or natural community conservation plan. Therefore, no impact would occur and this impact will not be discussed in the EIR.

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"/>

Discussion:

- a) **No Impact.** The Elk Grove General Plan EIR (SCH #2002062082) identified the planning area, which includes the proposed project site, as being covered by the MRZ-3 classification. This classification is defined as "containing aggregate deposits, the significance of which cannot be evaluated from available data." The future urban uses of the site would not result in the loss of any mineral or energy resources and would not restrict access to known mineral resource areas. No impacts related to mineral resources would occur as a result of this project and this impact will not be discussed in the EIR.

- b) **No Impact.** The project site is not delineated as a locally important mineral resource recovery site. Therefore, no impact to a locally important mineral resource would occur and this impact will not be discussed in the EIR.

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

a) **Potentially Significant Impact.** Implementation of the proposed Sheldon/99 GPA and Rezone project could result in significant temporary and permanent noise impacts and could violate noise standards above the impacts previously discussed in the Elk Grove General Plan EIR (SCH #2002062082). Short-term construction noise as well as increases in traffic noise impacts would occur from changes in land use designations, especially in cases where the intensity would increase. As shown in Figure 4.6-1 of the General Plan EIR, portions of the project site are within the 60 dB traffic noise level contour. Compliance with General Plan policies NO-1 through NO-4 and NO-7 through NO-9 along with associated action items, which establish noise level performance standards, would help minimize permanent noise impacts. Since impacts from the proposed land use changes were not previously addressed, a detailed noise analysis would be completed for the proposed project. Exposure of persons to or generation of noise levels

in excess of standards are considered potentially significant and will be addressed further in the EIR.

- b) **Less than Significant Impact.** Future development of the project site resulting from the proposed Sheldon/99 GPA and Rezone project could expose future and existing residents in the vicinity of the project site to groundborne vibrations resulting from construction activities. Construction activities can result in varying degrees of groundborne vibration, depending on the equipment used and activities being performed. The General Plan EIR (SCH #2002062082) identified construction noise impacts as being significant and unavoidable and a Statement of Overriding Considerations was adopted in association with these impacts on November 19, 2003 (Resolution 2003-216). The proposed Sheldon/99 GPA and Rezone would not create new noise impacts from exposure to groundborne vibrations, or temporary construction noise, that were not previously addressed in the Elk Grove General Plan EIR. Therefore, groundborne vibrations, or temporary construction noise impacts, are considered less than significant and will not be addressed further in the EIR.
- c) **Potentially Significant Impact.** See response to item a) above.
- d) **Potentially Significant Impact.** See response to item a) above.
- e)-f) **No Impact.** The Sheldon/99 GPA and Rezone project site is not located in the vicinity of a public or a private airstrip. Figure 4.4-2 of the Elk Grove General Plan EIR (SCH #2002062082) demonstrates that the proposed project site is not located within an airport land use plan and does not encroach into the clear, approach/departure, and overflight zones of any air strip. Implementation of the proposed project would not affect airport operations, nor would the proposed project result in the development or relocation of any noise-sensitive land uses in proximity to any airport or airstrip. As a result, implementation of the proposed project would not result in increased exposure of individuals to excessive aircraft noise levels. Therefore, no impact is expected and this impact will not be discussed in the EIR.

XII. POPULATION AND HOUSING

Would the project:	Potentially Significant Impact	Potentially Significant Unless 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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:

- a) **Potentially Significant Impact.** The Sheldon/99 GPA and Rezone project would induce population growth by increasing the residential density allowed to high-density on 12.63 acres of land that are currently designated for low- and medium-density residential uses. This could induce population growth over that anticipated for the area by the General Plan EIR (SCH #2002062082). This impact is potentially significant and will be discussed further in the EIR.
- b) **Less than Significant Impact.** The proposed Sheldon/99 GPA and Rezone site consists primarily of parcels developed with rural residences. Property owners would be allowed to stay in their property until such time as they choose to sell their property or to utilize the development rights that would be given to the properties as a result of this project. The proposed project would designate each of the parcels for high-density residential or commercial development. When the parcels are ultimately developed, there would be more housing in the City than currently exists. As a result, substantial numbers of people will not be displaced and no replacement housing would be necessary. Therefore, impacts relative to displacing substantial numbers of existing housing are considered less than significant and will not be discussed in the EIR.
- c) **Less than Significant Impact.** See response to item b) above.

XIII. PUBLIC SERVICES

		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:					
<p>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:</p>					
a)	Fire protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b)	Police protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c)	Schools?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d)	Parks?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e)	Other public facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion:

a-e) **Potentially Significant Impact.** Residential density and the scale of development allowed on the Sheldon/99 GPA and Rezone site would increase above the levels analyzed in the Elk Grove General Plan EIR (SCH #2002062082). The site would change from commercial, medium-density residential, and low-density residential designations to high-density residential and commercial land use designations. Subsequent development projects resulting from these increases would generate the need for additional fire and police protection and would generate additional students and park users over those anticipated in the General Plan EIR. Therefore, impacts to public services associated with the proposed Sheldon/99 GPA and Rezone project would be considered potentially significant and will be examined further in the EIR.

XIV. RECREATION

Would the project:	Potentially Significant Impact	Potentially Significant Unless 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:

- a) **Less than Significant Impact.** Development resulting from the proposed Sheldon/99 GPA and Rezone project would increase the use of existing neighborhood and regional parks as some land use designations would change from medium- and low-density residential uses to high-density residential uses. This change would increase population and result in an increased usage of park facilities. Potential impacts relative to increased demand for park and recreational facilities would be greater than the impacts previously discussed in the Elk Grove General Plan EIR (SCH #2002062082). General Plan policies (PTO-1 through PTO-14) and associated actions related to various aspects of park planning were established to ensure that recreational facilities are not adversely affected by implementation of the General Plan. Compliance with General Plan policies PTO-1 and PTO-4, which ensure that development projects provide or fund adequate parkland, would minimize impacts to the need for additional recreational facilities resulting from increased population associated with the proposed Sheldon/99 GPA and Rezone project. Individual development projects would be required to provide public parks meeting City of Elk Grove and Cosumnes Community Service District (CCSD) criteria. The City of Elk Grove and the CCSD have established a parkland dedication standard of 5.0 acres per 1,000 population as the proportionate amount of land necessary to satisfy the park requirements for new subdivisions. Projects within the CCSD are also subject to a Development Impact Fee for physical improvements to parklands. Therefore, impacts created from the proposed Sheldon/99 GPA and Rezone would be considered less than significant and will not be addressed further in the EIR.
- b) **Less than Significant Impact.** The proposed Sheldon/99 GPA and Rezone project would result in the modification of land use designations and the rezoning of parcels within the project site. No recreational facilities are proposed as part of the project, nor would existing facilities need to be expanded as a result of the project. Therefore, this impact is considered less than significant and will not be discussed in the EIR.

XV. TRANSPORTATION/TRAFFIC

Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

a - b) **Potentially Significant Impact.** The proposed Sheldon/99 GPA and Rezone would increase the number of vehicle trips and the volume-to-capacity ratio on area roadways over the impacts that were previously addressed in the Elk Grove General Plan EIR (SCH #2002062082). The increase in commercial and high-density residential land use designations would result in development that would cause more vehicular trips to and from retail stores and homes. The proposed Sheldon/99 GPA and Rezone could result in the LOS standards being exceeded. These impacts would be potentially significant and will be addressed in the EIR.

c) **No Impact.** The proposed Sheldon/99 GPA and Rezone project does not include any activities that would interfere with the air traffic in the region, nor is the project

site in the vicinity of a private or public air strip. No impact would occur and this impact will not be discussed in the EIR.

- d)-f) **Less than Significant Impact.** The proposed Sheldon/99 GPA and Rezone project proposes to change only land use designations and would not result in the direct physical alteration of the project site. Therefore, the proposed project would not: create any new hazards due to design features, inadequate emergency access or result in inadequate parking capacity greater than what was previously addressed in the Elk Grove General Plan EIR (SCH #2002062082). Future development projects resulting from approval of the Sheldon/99 GPA and Rezone project would be reviewed individually for conformance with City standards, Zoning Code requirements, and the Design Guidelines. Project-specific development plans would also be reviewed for adequacy of circulation for operational and emergency access as appropriate. Therefore, impacts to traffic hazards, emergency access, and parking capacity would be considered less than significant and will not be discussed further in the EIR.
- g) **Less than Significant Impact.** The proposed Sheldon/99 GPA and Rezone project would not conflict with any adopted plans or policies regarding alternative transportation. Future development would be required to comply with General Plan Policies CI-3 through CI-7 along with associated action items, which encourage the development and usage of alternative transportation. General Plan policies would minimize impacts to alternative transportation to a less than significant level. Therefore, impacts related to alternative transportation would be considered less than significant and will not be discussed further in the EIR.

XVI. UTILITIES AND SERVICE SYSTEMS

Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion:

- a) **Potentially Significant Impact.** The proposed Sheldon/99 GPA and Rezone project would result in the development of high-density residential and commercial development not considered in the General Plan EIR (SCH #2002062082). This development could result in greater impacts to wastewater treatment requirements than anticipated.

Land uses are translated into wastewater uses using the equivalent single-family dwelling (ESD) unit determined by County utility billing records. Wastewater flow of 310 gallons per

day (gpd) per ESD is the standard figure used by both Sacramento Regional County Sanitation District (SRCSD) and Sacramento County Sanitation District 1 (SRCSD, 2007). The change in ESDs for the parcels included in the Sheldon/99 GPA and Rezone project site is shown in **Table VIII-2** below.

**TABLE VIII-2
SHELDON/99 GPA AND REZONE PROJECT
WASTEWATER ESD**

Parcel	Acres	Existing		Proposed		Increase in Units/ESDs
		Land Use Category	Maximum Allowable Units/ESDs1	Land Use Category	Maximum Allowable Units	
115-0162-010	4.94	Low Density Residential (4.1 to 7.0 du/ac)	34.58	High Density Residential (15.1 to 30.0 du/ac)	148.2	113.62
115-0162-010	1.35	Low Density Residential (4.1 to 7.0 du/ac)	9.45	Commercial	8.1	-1.35
115-0162-011	1.9	Low Density Residential (4.1 to 7.0 du/ac)	13.30	High Density Residential (15.1 to 30.0 du/ac)	57	43.7
115-0162-012	1.29	Low Density Residential (4.1 to 7.0 du/ac)	9.03	High Density Residential (15.1 to 30.0 du/ac)	38.7	29.67
115-0162-012	0.37	Low Density Residential (4.1 to 7.0 du/ac)	2.59	Commercial	2.22	-0.37
115-0162-013	1.7	Low Density Residential (4.1 to 7.0 du/ac)	11.90	Commercial	10.2	-1.7
115-0162-014	3	Low Density Residential (4.1 to 7.0 du/ac)	21.00	Commercial	18	-3
115-0162-015	1.4	Low Density Residential (4.1 to 7.0 du/ac)	9.8	Commercial	8.4	-1.4
115-0150-057	10	Medium Density Residential (7.1 to 15.0 du/ac)	150	Commercial	60	-90
115-0150-064	2.6	Medium Density Residential (7.1 to 15.0 du/ac)	39	High Density Residential (15.1 to 30.0 du/ac)	78	39
115-0150-067	1.9	Medium Density Residential (7.1 to 15.0 du/ac)	28.5	High Density Residential (15.1 to 30.0 du/ac)	57	28.5
116-0030-069	1.9	Medium Density Residential (7.1 to 15.0 du/ac)	28.5	Commercial	11.4	-17.1

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116-0030-045	0.7	Medium Density Residential (7.1 to 0.515.0 du/ac)	10.5	Commercial	4.2	-6.3
116-0030-007	0.5	Medium Density Residential (7.1 to 15.0 du/ac)	7.5	Commercial	3	-4.5
116-0030-068	1.1	Medium Density Residential (7.1 to 15.0 du/ac)	16.5	Commercial	6.6	-9.9
115-0162-016	2.5	Commercial	15	Commercial	15	0
116-0030-003	1.8	Commercial (AR-5 Zoning)	10.8	Commercial (GC Zoning)	10.8	0
116-0030-005	2.4	Commercial (AR-5 Zoning)	14.4	Commercial (GC Zoning)	14.4	0
116-0030-011	2.7	Commercial (AR-5 Zoning)	16.2	Commercial (GC Zoning)	16.2	0
116-0030-031	2.4	Commercial (AR-5 Zoning)	14.4	Commercial (GC Zoning)	14.4	0
116-0030-014	2.4	Commercial (AR-5 Zoning)	14.4	Commercial (GC Zoning)	14.4	0
Total Acreage	48.85	Existing Max Allowed ESDs	477.35	Proposed Max Allowed ESDs	596.22	Total Increase in Allowed ESDs
						118.87

¹ Wastewater calculations represent a "worst case scenario" as acreages shown do not include acreage being taken as right-of-way for the realignment of East Stockton. In addition, ESDs are based on the maximum density allowed within each land use designation.

Land uses allowed by the Sheldon/99 GPA and Rezone project would increase allowed ESDs by 119 ESDs over current land uses. Based on the SRCSD standard of 310 gpd per ESD, future development resulting from the Sheldon/99 GPA and Rezone project could increase wastewater flows by 36,890 gpd. Therefore, impacts related to wastewater treatment would be considered potentially significant and will be addressed further in the EIR.

- b) **Potentially Significant Impact.** Future development on the Sheldon/99 GPA and Rezone project site would be serviced by two different agencies for domestic water service. Future development on parcels to the north of Sheldon Road would receive domestic water service from the Sacramento County Water Agency (SCWA) and future development on parcels to the south of Sheldon Road would receive domestic water service from the Elk Grove Water Service (EGWS), although the water would be wholesaled to the EGWS by the SCWA. Future high-density and commercial development resulting from the Sheldon/99 GPA and Rezone project would increase water demand and thus the demand for water treatment at the project site.

Wastewater needs for future development at the project site would be served by the CSD-1 and the Sacramento Regional Wastewater Treatment Plant (SRWTP). Future high-density and commercial development resulting from the Sheldon/99 GPA and Rezone project would increase wastewater flows to the CSD-1 and SRWTP facilities.

The Sheldon/99 GPA and Rezone project would have a potentially significant impact on water supplies and wastewater treatment facilities due to the increase in density associated with the project. Analysis is needed to determine water demands and adequacy of wastewater treatment facilities associated with the proposed Sheldon/99 GPA and Rezone project. The EIR will include an analysis of water supply and treatment facilities.

-) **Potentially Significant Impact.** The proposed Sheldon/99 GPA and Rezone project would result in greater impacts to storm water drainage facilities than the impacts discussed in the Elk Grove General Plan EIR (SCH #2002062082) because the General Plan EIR assumed that the project site would develop with lower intensity uses. Although specific development projects are not currently proposed, the addition of high-density residential and commercial uses which could adversely impact storm water would ultimately result from the Sheldon/99 GPA and Rezone project. Therefore, impacts related to storm water drainage facilities are considered potentially significant and will be addressed further in the EIR.
- d) **Potentially Significant Impact.** As discussed under b) above, the proposed Sheldon/99 GPA and Rezone project would receive domestic water service from SCWA and EGWS, with water supplied from the SCWA. Increases in water demand associated with the project may be potentially significant as land uses proposed would result in high-density residential and commercial development that was not anticipated in the Elk Grove General Plan EIR (SCH #2002062082). The Sheldon/99 GPA and Rezone EIR will analyze whether adequate water supplies would be available to serve the proposed site from existing entitlements and resources or if new or expanded entitlements would be necessary.
- e) **Potentially Significant Impact.** The proposed Sheldon/99 GPA and Rezone project site is located within the service area of the Sacramento County Sanitation Regional District and the CSD-1. The project would result in development that would increase the needs of the District for sewage treatment. Increases in wastewater generation associated with the project may be potentially significant. Analysis will be provided in the EIR to determine if the increase in density of development resulting from the proposed Sheldon/99 GPA and Rezone project would exceed the wastewater treatment requirements of the Regional Water Quality Control Board (RWQCB). The need for new or expanded wastewater facilities as a result of the project will also be examined in the EIR.
- f, g) **Potentially Significant Impact.** The proposed Sheldon/99 GPA and Rezone project would result in high-density residential and commercial development that would generate non-recyclable waste that would require disposal in nearby landfills. Increases in solid waste generation associated with the proposed project may be potentially significant. Analysis is required to determine whether landfill capacity exists to accommodate the solid waste disposal requirements of future development associated with the project. This issue will be examined in the EIR.

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion:

- a) **Potentially Significant Impact.** The proposed Sheldon/99 GPA and Rezone project has the potential to degrade the environment over the previous impact discussion presented in the Elk Grove General Plan EIR (SCH #2002062082).
- b - c) **Potentially Significant.** The proposed Sheldon/99 GPA and Rezone does have impacts that could be considered cumulatively considerable when viewed in connection with the effects of past, current, and probable future projects. The environmental effects, both individual and cumulative, could cause direct or indirect effects on human beings. These impacts are considered potentially significant and will be addressed further in the EIR. Biological and cultural resources surveys will be conducted to assess the presence of these resources.

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