

This section provides an overview of the proposed project and the environmental analysis. For additional detail regarding specific issues, please consult the appropriate chapter of Sections 4.1 through 4.11 (Environmental Setting, Impacts, and Mitigation Measures).

2.1 PURPOSE AND SCOPE OF THE ENVIRONMENTAL IMPACT REPORT

This Draft Environmental Impact Report (Draft EIR) will provide, to the greatest extent possible, an analysis of the potential environmental effects associated with the implementation of the Sheldon/99 GPA and Rezone project (proposed project) pursuant to the California Environmental Quality Act (CEQA).

This Draft EIR analysis focuses upon potential environmental impacts arising from the maximum buildout that would be accommodated by the proposed project. The Draft EIR adopts this approach in order to provide a credible worst-case scenario of the impacts to the environment resulting from project implementation.

2.2 PROJECT CHARACTERISTICS

This project consists of a General Plan Amendment and Rezone that would change the General Plan land use designations and zoning designations of 18 parcels (5 of the 19 parcels are for rezoning only), totaling 44.95 acres, affected by the Sheldon Road/SR 99 Interchange Improvement Project. Of those 18 parcels, 10 parcels are located within the Calvine/99 Special Planning Area (SPA) and would require an amendment to the land use exhibit. **Table 2.0-1** summarizes the size, existing General Plan designation, proposed General Plan designation, existing zoning designation, and proposed zoning designation for each parcel included in the proposed project site.

**TABLE 2.0-1
PROPOSED GENERAL PLAN LAND USE DESIGNATION AND ZONING CHANGES**

Parcel	Acres	Existing GP Land Use Designation	Proposed GP Land Use Designation	Existing Zoning	Proposed Zoning
115-0162-010	4.94	LDR	HDR	SPA	RD-20
	1.35	LDR	C	SPA	GC
115-0162-011	1.58	LDR	HDR	SPA	RD-20
115-0162-012	1.29	LDR	HDR	SPA	RD-20
	0.36	LDR	C	SPA	GC
115-0162-013	1.47	LDR	C	SPA	GC
115-0162-014	2.74	LDR	C	SPA	GC
115-0162-015	1.01	LDR	C	SPA	GC
115-0150-057	9.75	MDR	C	SPA	GC
115-0150-064	2.17	MDR	HDR	SPA	RD-20
115-0150-067	1.87	MDR	HDR	SPA	RD-20
116-0030-069	1.80	MDR	C	AR-5	GC
116-0030-045	0.72	MDR	C	AR-5	GC

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Parcel	Acres	Existing GP Land Use Designation	Proposed GP Land Use Designation	Existing Zoning	Proposed Zoning
116-0030-007	0.49	MDR	C	AR-5	GC
116-0030-068	1.12	MDR	C	AR-5	GC
115-0162-016	2.51	C	C	SPA	GC
116-0030-005	2.30	C	C	AR-5	GC
116-0030-011	2.69	C	C	AR-5	GC
116-0030-031	2.40	C	C	AR-5	GC
116-0030-014	2.39	C	C	AR-5	GC
Total	44.95				

LDR = Low Density Residential (4.1 to 7.0 du/ac)

AR-5 - Agricultural Residential 5-acre minimum

MDR = Medium Density Residential (7.1 to 15.0 du/ac)

GC - General Commercial

SPA = Special Planning Area – Calvine/99 SPA

RD-20 - High Density Residential 20 du/ac

C = Commercial

¹ The acreages shown do not include right-of-way acreage associated with the realignment of East Stockton Boulevard. A total of 6 acres of the total Sheldon/99 GPA and Rezone project site will be taken for the realignment

2.3 AREAS OF CONTROVERSY

The City of Elk Grove is the Lead Agency for the proposed project. In accordance with Section 15082 of the CEQA Guidelines, the City of Elk Grove prepared and distributed a Notice of Preparation (NOP) for the Sheldon/99 GPA and Rezone project that was circulated for public review on December 14, 2007. The NOP included a summary of probable effects on the environment from implementation of the project. Written comments received on the NOP were considered in the preparation of the Draft EIR. A summary of NOP comments is included in Section 1.0 (Introduction) and the actual NOP comments are included in **Appendix A**.

The following areas of controversy were identified as a result of the NOP and scoping meeting:

- Increased demand for sewer facilities and infrastructure;
- Potential greenhouse gases and climate change impacts;
- Increased traffic on local and state roadway systems; and
- Increased demand for emergency medical services.

Section 1.0 (Introduction) provides a summary of issues and areas of concern presented to the City by agencies and the public regarding the proposed project and its associated Draft EIR during the NOP review period.

The following issue areas were eliminated from further consideration in the Initial Study and are not evaluated in the EIR.

- Agricultural Resources
- Seiche, Tsunami and Mudflow
- Mineral Resources
- Hazardous Material
- Airports and Airstrips

- Changes in Air Traffic Patterns
- Use of Septic Systems
- Recreation

A full discussion of why these issues were eliminated from the EIR is provided in Section 1.0, (Introduction).

2.4 ALTERNATIVES TO THE PROJECT

In accordance with the provisions of CEQA Guidelines Section 15126.6, the following alternatives are evaluated in Section 6.0 (Project Alternatives) at a qualitative level of detail:

- Alternative 1 – No Project Alternative
- Alternative 2 – Reduced Residential Density Alternative
- Alternative 3 – Open Space Alternative
- Alternative 4 – Reduced Commercial Alternative

A summary table comparing the alternatives is provided in Section 6.0 (Project Alternatives). Alternative 3, Open Space Alternative, is considered the environmentally superior alternative.

2.5 SUMMARY OF ENVIRONMENTAL IMPACTS

Table 2.0-2 displays a summary of impacts for the proposed project and proposed mitigation measures that would avoid or minimize potential impacts. In the table, the level of significance is indicated both before and after the implementation of each mitigation measure.

For detailed discussions of all program-related impacts and mitigation measures, refer to Sections 4.1 through 4.11.

2.0 EXECUTIVE SUMMARY

**TABLE 2.0-2
EXECUTIVE SUMMARY TABLE**

Implementation	Level of Significance without Mitigation	Mitigation Measure	Resulting Level of Significance
4.1 Land Use			
Impact 4.1.1 Implementation of the proposed Sheldon/99 GPA and Rezone project would potentially conflict with existing land use plans.	LS	None required.	LS
Impact 4.1.2 Implementation of the proposed Sheldon/99 GPA and Rezone project, in addition to other reasonably foreseeable development in the region, would result in development that would change existing land uses patterns and intensity.	LCC	None required.	LCC
4.2 Population, Housing, and Employment			
Impact 4.2.1 Implementation of the proposed Sheldon/99 GPA and Rezone project would increase population and housing growth by increasing the density of residential uses on the project site.	LS	None required.	LS
Impact 4.2.2 The proposed project would result in an increase in job-generating uses.	LS	None required.	LS
Impact 4.2.3 The proposed Sheldon/99 GPA and Rezone project, along with other approved, proposed, and reasonably foreseeable development, could induce population growth in the region.	LCC	None required.	LCC

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4.3 Biological and Natural Resources			
Impact 4.3.1 Full build out of the proposed project would result in the loss or disturbance of common plant and wildlife species and impact up to 22.3 acres of annual grassland habitat and approximately 21 acres of ruderal habitat.	LS	None required.	LS
Impact 4.3.2 According to the project description, full build out of the proposed project would result in the loss or disturbance of approximately 45 acres of land, in addition to individual mature trees.	PS	MM 4.3.2a Prior to approval of development plans associated with any subsequent entitlement requests for the project site, focused surveys shall be conducted to determine the presence of special-status plant species with potential to occur in the project area. Surveys shall be conducted in accordance with CDFG <i>Guidelines for Assessing the Effects of Proposed Projects on Rare, Threatened, and Endangered Plants and Natural Communities</i> (CDFG 2000). These guidelines require rare plant surveys to be conducted at the proper time of year when rare or endangered species are both “evident” and identifiable. Field surveys shall be scheduled to coincide with known blooming periods, and/or during periods of physiological development that are necessary to identify the plant species of concern. If no special-status plant species are found, no additional mitigation measures per direct impacts are necessary. If special-status plant species are found within the project site, the site plans shall	LS

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		<p>be revised, if determined feasible by the City, to avoid the special-status plant species and provide an adequate buffer suitable to the long-term retention and maintenance of these species on the project site.</p> <p>If any special-status plant species are found within the project site and cannot be avoided, the applicant shall consult with the USFWS and/or CDFG, as applicable, to determine appropriate mitigation measures, including off-site transplanting or replacement planting.</p> <p><i>Timing/Implementation: Prior to development plan review approval.</i></p> <p><i>Enforcement/Monitoring: City of Elk Grove Development Services, Planning.</i></p>	
<p>Impact 4.3.3 According to the project description, full build out of the proposed project would result in the loss or disturbance of approximately 45 acres of wildlife habitat. Project implementation could result in direct and indirect impacts on special-status wildlife species and their associated habitats.</p>	S	<p>MM 4.3.3a USFWS protocol-level surveys (USFWS 1996b) for special-status vernal pool species within suitable habitat areas are recommended prior to commencement of any activities that could impact vernal pool species. Otherwise, if suitable habitat is located within 250-feet of the proposed project, the applicant may assume presence of special-status species and mitigate accordingly.</p> <p>Prior to construction, the applicant shall obtain authorization from the USFWS for incidental take of listed vernal pool branchiopod species that have suitable habitat affected by the proposed project. The authorization for incidental take</p>	LS

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		<p>would be initiated by formal consultation under Section 7 or Section 10 of the federal ESA.</p> <p>If impacts to vernal pool habitat as a result of the proposed project cannot be avoided, the applicant shall compensate for direct and/or indirect effects to listed vernal pool species through consultation with the USFWS. The applicant shall implement all measures included in the Biological Opinion issued as a result of this consultation. For every acre of habitat directly or indirectly affected, at least two vernal pool credits would be dedicated within a USFWS approved preservation bank, or based on USFWS evaluation of site specific conservation values, three acres of vernal pool habitat may be preserved within the proposed project site or on another non-bank site as approved by USFWS. Final determinations of the amount of mitigation acreage to be provided, and if mitigation will be accomplished through on-site replacement or compensatory mitigation, shall be determined during consultation with USFWS. Mitigation shall occur so as to achieve no net loss of vernal pool habitat, as determined by the USFWS. A comprehensive plan for avoidance, on-site mitigation, off-site mitigation, or other compensation will be developed in cooperation with relevant state and federal agencies.</p>	

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		<p><i>Timing/Implementation:</i> Prior to construction and site grading activities.</p> <p><i>Enforcement/Monitoring:</i> City of Elk Grove Development Services, Planning.</p> <p>MM 4.3.3b In order to mitigate for the loss of Swainson’s hawk foraging habitat, the applicant shall implement one of the following City of Elk Grove’s approved mitigation alternatives.</p> <p><u>Monitoring Action</u></p> <p>Prior to any site disturbance, such as clearing or grubbing, or the issuance of any permits for grading, building, or other site improvements, whichever occurs first, the project applicant shall:</p> <ul style="list-style-type: none"> • Preserve 1.0 acre of similar habitat for each acre lost. This land shall be protected through a fee title or conservation easement acceptable to the CDFG and the City of Elk Grove as set forth in Chapter 16.130.040 of the City of Elk Grove Municipal Code as such may be amended from time to time and to the extent that said Chapter remains in effect, OR • Submit payment of Swainson’s hawk impact mitigation fee per acre of habitat impacted (payment shall be at a 1:1 ratio) to the City of Elk Grove in the amount set forth in Chapter 	

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		<p>16.130 of the City of Elk Grove Code as such may be amended from time to time and to the extent that said chapter remains in effect, OR</p> <ul style="list-style-type: none"> Submit proof that Swainson's hawk foraging mitigation credits have been purchased at a California Department of Fish and Game approved mitigation bank. <p><i>Timing/Implementation:</i> Prior to any site disturbance, such as clearing or grubbing, or the issuance of any permits for grading, building, or other site improvements, whichever occurs first.</p> <p><i>Enforcement/Monitoring:</i> City of Elk Grove Development Services-Planning in consultation with CDFG.</p> <p>MM 4.3.3c The applicant shall conduct construction activities and vegetation clearing (including shrubs and bushes) to avoid raptor nesting activities, where feasible. No action is necessary if construction will occur during the non-breeding season (September 1st through February 28th).</p> <ol style="list-style-type: none"> If proposed construction activities (including earthmoving or vegetation removal) are planned to occur during the nesting seasons for raptors and migratory birds (typically March 1st through 	

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		<p>August 31st), the applicant shall retain a qualified biologist to conduct a focused survey for active nests of raptors and migratory birds within and in the vicinity of no less than 500 feet outside project boundaries, where possible.</p> <ol style="list-style-type: none"> 2) Surveys shall occur no more than two weeks prior to ground disturbance or tree removal. 3) If active nests are located during preconstruction surveys, USFWS and/or CDFG shall be notified regarding the status of the nests. 4) Furthermore, construction activities shall be restricted as necessary to avoid disturbance of the nest until it is abandoned or a qualified biologist deems disturbance potential to be minimal (in consultation with USFWS and/or CDFG. 5) Restrictions may include establishment of exclusion zones (no ingress of personnel or equipment) at a minimum radius of 100-feet around any raptors nest, and 50-feet around the nest for other migratory birds. 6) Restrictions may also include the alteration of the construction schedule. 	

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		<p>7) In addition, a qualified wildlife biologist shall monitor the nest(s) to determine when the young have fledged and submit bi-weekly reports to the City Planning Department throughout the nesting season. The biological monitor shall have the authority to cease construction if there is any sign of distress to the raptor or migratory bird.</p> <p>8) Reference to this requirement and the MBTA shall be included in the construction specifications.</p> <p><i>Timing/Implementation:</i> Prior to construction and site grading activities.</p> <p><i>Enforcement/Monitoring:</i> City of Elk Grove Development Services, Planning.</p> <p>MM 4.3.3d Within 30 days prior to the start of any construction activity, outside of the western burrowing owl breeding season (September–January), a qualified biologist shall conduct a burrow survey to determine if burrowing owls are present within the project area.</p> <p>1) If burrowing owls are observed on the site, measures such as flagging the burrow and avoiding disturbance, passive relocation, or active relocation to move owls from the site, shall be implemented to ensure that no owls or active burrows are inadvertently buried during</p>	

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		<p>construction. All measures shall be determined by a qualified biologist and approved by the CDFG.</p> <p>2) All burrowing owl surveys shall be conducted according to CDFG protocol. The protocol requires, at a minimum, four field surveys of the entire site and areas within 500 feet of the site by walking transects close enough that the entire site is visible. The survey should be at least three hours in length, either from one hour before sunrise to two hours after or two hours before sunset to one hour after. Surveys shall not be conducted during inclement weather, when burrowing owls are typically less active and visible.</p> <p><i>Timing/Implementation:</i> Prior to construction and site grading activities.</p> <p><i>Enforcement/Monitoring:</i> City of Elk Grove Development Services, Planning.</p> <p>MM 4.3.3e If the project site contains suitable bat roosting habitat (e.g. abandoned buildings, rock crevices, under tree bark, hollow trees, culverts, under bridges, or other dark crevices), prior to initiation of construction activity, a pre-construction bat survey shall be performed by a wildlife biologist or other qualified professional.</p>	

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		<ol style="list-style-type: none"> 1) If bat roosts are identified on site, the City shall require that the bats be safely flushed from the sites where roosting habitat is planned to be removed prior to maternity roosting season (typically <u>May to August</u>) of each construction phase prior to the onset of construction activities. 2) If a female or maternity colony of bats are found on the project site, the project can be constructed without the elimination or disturbance of the roosting colony (e.g., if the colony roosts in an area not planned for removal), a wildlife biologist shall determine what physical and timed buffer zones shall be employed to ensure the continued success of the colony. 3) Such buffer zones may include a construction-free barrier of 250 feet from the roost and/or the timing of the construction activities outside of the maternity roost season (typically <u>May to August</u>). 4) If an active nursery roost is known to occur on site and the project cannot be conducted outside of the maternity roosting season, bats shall be excluded from the site after August and 	

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		<p>before May to prevent the formation of maternity colonies. Non-breeding bats shall be safely evicted, under the direction of a bat specialist.</p> <p><i>Timing/Implementation:</i> Prior to construction and site grading activities.</p> <p><i>Enforcement/Monitoring:</i> City of Elk Grove Development Services, Planning.</p>	
<p>Impact 4.3.4 Development of the proposed project could result in direct and indirect impacts to jurisdictional waters of the United States as well as the loss of sensitive habitat areas.</p>	<p>PS</p>	<p>MM 4.3.4a Prior to approval of development plans for subsequent projects, the project applicant shall conduct a wetlands delineation to determine wetland and vernal pool features, including jurisdictional and non-jurisdictional features, located within the project area. The wetland delineation shall be submitted to the Army Corps of Engineers for verification.</p> <p>If the Army Corps of Engineers does determine that there are jurisdictional waters on the Project site, the applicant shall ensure that the Project will result in no-net-loss of waters of the US by providing mitigation through impact avoidance, impact minimization, and/or compensatory mitigation for the impact. Compensatory mitigation may consist of: (a) obtaining credits from a mitigation bank; (b) making a payment to an in-lieu fee program that will conduct wetland, stream or other aquatic resource restoration, creation, enhancement, or preservation activities; these programs</p>	<p>LS</p>

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		<p>are generally administered by government agencies or non-profit organizations that have established an agreement with the regulatory agencies to use in-lieu fee payments collected from permit applicants; and/or (c) providing compensatory mitigation through an aquatic resource restoration, establishment, enhancement and/or preservation activity. This last type of compensatory mitigation may be provided at or adjacent the impact site (i.e., on-site mitigation) or at another location, usually within the same watershed as the permitted impact (i.e., off-site mitigation). The Project proponent/permit applicant retains responsibility for the implementation and success of the mitigation project.</p> <p>If the Army Corps of Engineers determines that the water features on the site are not subject to their regulatory jurisdiction, the applicant shall ensure no-net-loss of wetland and vernal pool habitat. Acre-for-acre in-kind wetland habitat shall be created, restored, or preserved on either existing agricultural or otherwise undeveloped property within the Elk Grove Creek watershed through the purchase of such property and the establishment of a contingent in-perpetuity conservation easement. Alternatively, if no such property is available or the particular arrangements prove impracticable, then the City may</p>	

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		<p>allow the option of offsite wetland mitigation credit purchases from a local or regional mitigation bank.</p> <p>If wetlands and vernal pools are retained on the project site and avoided by development activities, the wetlands and other waters shall be protected from disturbance during project construction by 50-foot buffer zones. Each zone will begin from the outer bank edge of the seasonal drainages. Wetlands shall be marked with orange construction barrier fencing or stakes and flags. Buffer zones shall be demarcated in the field by an environmental monitor. Construction activities such as road or pipeline installation that must occur within the buffer zone shall be supervised by the monitor to ensure that construction equipment/personnel do not enter the wetland and/or waters boundary within the buffer. The monitor shall also verify that barrier fencing and flagging are properly located and installed. The monitor shall have the authority to halt all construction activities in the vicinity of wetlands if these guidelines are violated. The locations of wetlands and other waters shall be clearly identified on the construction drawings. Fencing or other barriers shall remain in place until all construction and restoration work that involves heavy equipment is complete. Construction vehicles, equipment, or materials shall not be parked or stored</p>	

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		<p>within the fenced area.</p> <p><i>Timing/Implementation:</i> Prior to submittal of site plans.</p> <p><i>Enforcement/Monitoring:</i> City of Elk Grove Development Services, Planning.</p> <p>MM 4.3.4b Prior to working near sensitive areas (i.e., riparian habitat, wetlands, vernal pools), all heavy equipment shall be closely examined for oil and fuel discharges. All equipment operated adjacent to these areas shall be checked and maintained daily, to prevent leaks of materials that, if introduced to water, could be deleterious to aquatic or plant life. Petroleum from project-related activities shall be prevented from contaminating the soil and/or entering sensitive areas. Any of these materials placed within or where they may enter the sensitive areas shall be removed immediately. Regulatory agencies shall be notified immediately if a spill occurs, and shall provide consultation regarding clean-up procedures.</p> <p><i>Timing/Implementation:</i> During construction activities.</p> <p><i>Enforcement/Monitoring:</i> City of Elk Grove Development Services, Planning.</p> <p>MM 4.3.4c Raw cement/concrete or washings thereof, asphalt, paint or other coating material, oil or other petroleum products, or any other substances which could be hazardous to aquatic or plant life, resulting from project-related activities, shall be prevented from contaminating</p>	

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		<p>the soil and/or entering the sensitive areas. Any of these materials placed within or where they may enter these areas shall be removed immediately.</p> <p><i>Timing/Implementation:</i> During construction activities. <i>Enforcement/Monitoring:</i> City of Elk Grove Development Services, Planning.</p> <p>MM 4.3.4d Adequate erosion control and water pollution control measures shall be adopted and maintained in order to prevent deleterious materials from entering any sensitive areas including vernal pools, wetlands, waterways or other aquatic habitat. The siltation curtain shall be of effective design to limit and abate heavily silted material from impacting these sensitive areas.</p> <p><i>Timing/Implementation:</i> During construction activities. <i>Enforcement/Monitoring:</i> City of Elk Grove Development Services, Planning.</p> <p>MM 4.3.4e A tree survey shall be conducted by an arborist certified by the International Society of Arboriculture (ISA) to enumerate and evaluate all trees on the site that meet the standards in the City of Elk Grove Tree Protection Ordinance. All tree locations shall be mapped on construction plans of the proposed project.</p> <p>All trees that meet the criteria contained in the City’s Tree Preservation Ordinance shall be avoided by construction and protected during all construction activity,</p>	

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		<p>if feasible. Trees to be retained shall be protected by implementation of the following measures:</p> <ol style="list-style-type: none"> 1) Before initiating any construction activity near protected trees, install barrier fencing or a similar protective barrier at least one foot outside the drip line of each tree or as far as possible from the tree trunk where the existing road is within the tree drip line. The barrier fencing will remain in place for the duration of construction activity. 2) No vehicles, construction equipment, mobile home/office, supplies, materials, or facilities shall be driven, parked, stockpiled, or located within the drip lines of trees. 3) Conduct any work necessary within the drip lines by hand. 4) Paving within the drip lines of trees shall be stringently minimized. When paving is absolutely necessary, porous material shall be used or a piped aeration system shall be installed under the supervision of a certified arborist. <p>The above requirements shall be implemented prior to and during construction activities. Improvement and construction plans shall specifically note</p>	

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		<p>this measure.</p> <p>For trees that meet the criteria contained in the City's Tree Preservation and Protection Ordinance that are planned to be removed, a tree mitigation plan shall be developed. Protected trees shall be replaced on an inch-per-inch ratio of trees lost. Tree mapping will delineate all protected trees planned to be removed. Mitigation areas, if needed, shall be within the project area limits if feasible. However, if on-site mitigation is not feasible, off-site mitigation within the city limits will be acceptable. The mitigation project shall include the following components:</p> <ol style="list-style-type: none"> 1) Number, location, size, and species of the replacement trees to be planted; 2) Methods of irrigation for planted trees; 3) Planting and maintenance schedule; and 4) Plan for care of planted trees for a three-year establishment period and replacement of any planted trees that do not survive. <p><i>Timing/Implementation: Prior to grading activities.</i></p> <p><i>Enforcement/Monitoring: City of Elk Grove Development Services, Planning.</i></p>	

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Impact 4.3.5 The development of this project would contribute cumulatively to the loss of biological resources in the region and the ongoing urbanization in southern Sacramento County.	CC	Through the implementation of the mitigation measures recommended in this section, as well as the project's consistency with the City of Elk Grove General Plan goals and policies, and adherence to all federal and state laws, the project's contribution impacts to biological resources would be reduced to less than cumulatively considerable levels as described under Impacts 4.3.2 through 4.3.4.	LCC
4.4 Geology and Soils			
Impact 4.4.1 Future development resulting from the proposed project, including buildings, pavement, and utilities, could incur damage as a result of underlying expansive or unstable soil properties. All development is required to comply with applicable building codes and commonly accepted engineering practices which address these conditions.	LS	None required.	LS
Impact 4.4.2 Implementation of the proposed project in combination with other reasonably foreseeable development would not contribute to cumulative geologic and soil impacts, as the impacts would be site-specific.	LCC	None required.	LCC
4.5 Traffic and Circulation			
Impact 4.5.1 Implementation of the proposed project would result in a decline in service at four intersections along Sheldon Road.	S	None feasible.	SU
Impact 4.5.2 Implementation of the proposed project would not result in a lowering of levels of service on affected study area roadways under baseline plus project conditions.	LS	None required.	LS

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Impact 4.5.3 Implementation of the proposed Sheldon Road/SR 99 Project, in combination with other planned, approved and reasonably foreseeable projects, would result in a decline in LOS at nine intersections under cumulative conditions. Therefore the project would have a cumulatively considerable contribution to intersection operations.	CC	None feasible	CC/SU
Impact 4.5.4 Implementation of the proposed project, in combination with other planned, approved and reasonably foreseeable projects, would result in cumulatively significant impacts to levels of service along two roadway segments.	CC	None feasible.	CC/SU
4.6 Noise			
Impact 4.6.1 Short-term construction-generated noise levels could result in a substantial increase in ambient noise levels at nearby noise-sensitive land uses.	PS	MM 4.6.1 The following measures shall be implemented to reduce construction-generated noise levels at nearby land uses: <ul style="list-style-type: none"> • Construction activities (excluding activities that would result in a safety concern to the public or construction workers) shall be limited to between the hours of 6 a.m. and 8 p.m., Monday through Friday, and between the hours of 7 a.m. and 8 p.m. on Saturday and Sunday, in accordance with the City of Elk Grove Noise Ordinance. • Construction equipment shall be 	LS

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		<p>properly maintained and equipped with noise-reduction intake and exhaust mufflers and engine shrouds, in accordance with manufacturers' recommendations.</p> <ul style="list-style-type: none"> Construction equipment staging areas shall be located at the furthest distance possible from nearby noise-sensitive land uses. <p><i>Timing/Implementation:</i> During construction. <i>Enforcement/Monitoring:</i> City of Elk Grove, Development Services, Planning.</p>	
<p>Impact 4.6.2 Implementation of the proposed project would not result in significant increases in near-term traffic noise levels.</p>	<p>LS</p>	<p>None required.</p>	<p>LS</p>
<p>Impact 4.6.3 Exposure to noise levels generated by future on-site stationary sources associated with the proposed project could exceed the City's noise standards at noise-sensitive land uses.</p>	<p>PS</p>	<p>MM 4.6.3 Prior to approval of development plans for any non-residential uses on the project site, an acoustical assessment addressing City noise standards and criteria shall be performed. Where the acoustical analysis determines that stationary source noise levels would exceed applicable City noise standards, the acoustical analysis shall identify noise attenuation measures acceptable to the City that are sufficient to achieve compliance with City noise standards at nearby noise-sensitive land uses. Such measure may include, but are not limited to, the incorporation of setbacks, sound barriers, berms, or equipment enclosures; limits on the hours of</p>	<p>LS</p>

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2.0 EXECUTIVE SUMMARY

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		<p>operation associated with specific equipment or activity operations; and/or site redesign. The use of noise barriers shall be considered a means of achieving the noise standards only after all other practical design-related noise mitigation measures, including the use of distance from noise sources, have been integrated into the project. The project applicant shall incorporate the noise reduction measures into the development plans to the satisfaction of the City.</p> <p><i>Timing/Implementation: Implemented prior to design review approval for subsequent non-residential development projects.</i></p> <p><i>Enforcement/Monitoring: City of Elk Grove, Development Services, Planning.</i></p>	
<p>Impact 4.6.4 Projected on-site transportation noise levels at proposed on-site residential development would exceed the City's noise standards for land use compatibility.</p>	<p>PS</p>	<p>MM 4.6.4 Prior to approval of development plans for any residential uses on the project site, an acoustical assessment addressing City noise standards and criteria shall be performed. Where the acoustical analysis determines that onsite noise levels would exceed applicable noise standards, the analysis shall identify noise-reduction measures sufficient to achieve compliance with applicable noise standards for residential development. Such measure may include, but are not limited to, the incorporation of setbacks, sound barriers, or incorporation of building components with increased exterior-to-interior noise-reduction</p>	<p>LS</p>

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		<p>potential. The use of noise barriers shall be considered a means of achieving the noise standards only after all other practical design-related noise mitigation measures, including the use of distance from noise sources, have been integrated into the project. The project applicant shall incorporate the noise reduction measures into the residential development plans to the satisfaction of the City.</p> <p><i>Timing/Implementation: Implemented prior to design review approval for subsequent non-residential development projects.</i></p> <p><i>Enforcement/Monitoring: City of Elk Grove, Development Services, Planning.</i></p>	
<p>Impact 4.6.5 Exposure to ground-borne vibration levels would not exceed applicable standards at nearby existing or proposed land uses.</p>	<p>LS</p>	<p>None required.</p>	<p>LS</p>
<p>Impact 4.6.6 Implementation of the proposed project would not result in a significant contribution to cumulative noise levels at nearby land uses.</p>	<p>LCC</p>	<p>None required.</p>	<p>LCC</p>
<p>4.7 Air Quality</p>			
<p>Impact 4.7.1 Construction activities associated with the development of the proposed project would result in short-term increase in criteria air pollutants during construction.</p>	<p>PS</p>	<p>MM 4.7.1a The project applicant shall require that the contractors water all exposed surfaces, graded areas, storage piles, and haul roads at least twice daily during construction. This requirement shall be included as a note in all project construction plans.</p>	<p>LS</p>

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		<p><i>Timing/Implementation:</i> During all grading and construction phases of the project.</p> <p><i>Enforcement/Monitoring:</i> City of Elk Grove Development Services, Planning; SMAQMD.</p> <p>MM 4.7.1b The project applicant shall require that the contractor limit vehicle speed for on-site construction vehicles to 15 mph when winds exceed 20 miles per hour. This requirement shall be included as a note on the improvement plan submittal.</p> <p><i>Timing/Implementation:</i> During all grading and construction phases of the project.</p> <p><i>Enforcement/Monitoring:</i> City of Elk Grove Development Services, Planning; SMAQMD.</p> <p>MM 4.7.1c Wash dirt off construction vehicles and equipment within the staging area prior to leaving the construction site. This requirement shall be noted in project improvement plans.</p> <p><i>Timing/Implementation:</i> During all grading and construction phases of the project.</p> <p><i>Enforcement/Monitoring:</i> City of Elk Grove Development Services, Planning; SMAQMD.</p> <p>MM 4.7.1d The project applicant shall require that, when transporting soil or other materials by truck during construction activities, two feet of freeboard shall be maintained by the contractor, and that the materials are covered. This requirement shall be noted in project improvement plans.</p>	

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		<p><i>Timing/Implementation:</i> During all grading and construction phases of the project.</p> <p><i>Enforcement/Monitoring:</i> City of Elk Grove Development Services, Planning; SMAQMD.</p> <p>MM 4.7.1e Pave, apply water three times daily, or apply (non-stick) soil stabilizers on all unpaved access roads, parking areas, and staging areas. This requirement shall be noted in project improvement plans.</p> <p><i>Timing/Implementation:</i> During all grading and construction phases of the project.</p> <p><i>Enforcement/Monitoring:</i> City of Elk Grove Development Services, Planning; SMAQMD.</p> <p>MM 4.7.1f The project shall provide a plan for approval by the City of Elk Grove and SMAQMD demonstrating that the heavy-duty (> 50 horsepower) off-road vehicles to be used in the construction project, including owned, leased, and subcontractor vehicles, will achieve a project-wide fleet-average 45 percent particulate reduction compared to the most recent ARB fleet average at time of construction.</p> <p>AND</p> <p>The project applicant shall submit to SMAQMD a comprehensive inventory of all off-road construction equipment, equal to or greater than 50 horsepower, that will be used an aggregate of 40 or more hours during any portion of the</p>	

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		<p>construction project. The inventory shall include the horsepower rating, engine production year, and projected hours of use or fuel throughput for each piece of equipment. The inventory shall be updated and submitted monthly throughout the duration of the project, except that an inventory shall not be required for any 30-day period in which no construction activity occurs. At least 48 hours prior to the use of subject heavy-duty off-road equipment, the project representative shall provide SMAQMD with the anticipated construction timeline including start date and name and phone number of the project manager and on-site foreman.</p> <p><i>Timing/Implementation:</i> Plan shall be submitted to SMAQMD for review and approval prior to approval of improvement plans and shall be implemented during all grading and construction phases of the project.</p> <p><i>Enforcement/Monitoring:</i> City of Elk Grove Development Services, Planning; SMAQMD.</p> <p>MM 4.7.1g The project applicant shall ensure that emissions from all off-road diesel powered equipment used on the project site do not exceed 40 percent opacity for more than three minutes in any one hour. Any equipment found to exceed 40 percent opacity (or Ringelmann 2.0) shall be repaired immediately, and</p>	

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		<p>SMAQMD shall be notified within 48 hours of identification of non-compliant equipment. A visual survey of all in-operation equipment shall be made at least weekly, and a monthly summary of the visual survey results shall be submitted throughout the duration of the project, except that the monthly summary shall not be required for any 30-day period in which no construction activity occurs. The monthly summary shall include the quantity and type of vehicles surveyed as well as the dates of each survey. SMAQMD and/or other officials may conduct periodic site inspections to determine compliance. Nothing in this section shall supersede other SMAQMD or state rules or regulations.</p> <p><i>Timing/Implementation: During all grading and construction phases of the project.</i></p> <p><i>Enforcement/Monitoring: City of Elk Grove Development Services, Planning; SMAQMD.</i></p> <p>MM 4.7.1h The project applicant shall require paved streets adjacent to construction sites to be washed or swept daily to remove accumulated dust. This requirement shall be included as a note on the improvement plans.</p> <p><i>Timing/Implementation: During all grading and construction phases of the project.</i></p> <p><i>Enforcement/Monitoring: City of Elk Grove Development</i></p>	

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		<i>Services, Planning; SMAQMD.</i>	
<p>Impact 4.7.2 Implementation of conceptual development associated with the proposed General Plan Amendment and Rezone would result in short-term exposure to toxic air contaminants.</p>	LS	None required.	LS
<p>Impact 4.7.3 Implementation of conceptual development associated with the proposed General Plan Amendment and Rezone would result in long-term increases in criteria air pollutants.</p>	PS	<p>MM 4.7.3 Prior to the issuance of grading permits, the project applicant will coordinate with SMAQMD and the City of Elk Grove and develop a project Air Quality Mitigation Plan (AQMP). In accordance with City of Elk Grove General Plan Policy CAQ-30, the AQMP shall reduce criteria emissions associated with potential development by a minimum of 15 percent compared to the unmitigated baseline project (an “unmitigated baseline project” is a development project which is built and/or operated without the implementation of emission reduction features). Project applicants shall coordinate with SMAQMD to determine the specific mitigation measures to be included in the AQMP. The AQMP shall be reviewed and approved by SMAQMD staff prior to project implementation. Available measures to be included in the AQMP include, but are not limited to, the following:</p> <p style="margin-left: 40px;"><u>Commercial Facilities</u></p> <ul style="list-style-type: none"> • Provide preferential carpool/vanpool parking spaces. • Provide transit facility 	SU

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		<p>improvements (e.g., pedestrian shelters, route information, benches, lighting).</p> <ul style="list-style-type: none"> • Provide bicycle storage/parking facilities. • Provide shower/locker facilities. • Provide incentives to employees to rideshare or take public transportation. • Provide a parking lot that provides clearly marked and shaded pedestrian pathways between transit facilities, pedestrian walkways and trails, and building entrances. <p><u>Residential Uses</u></p> <ul style="list-style-type: none"> • Prohibit use of wood-burning stoves or fireplaces within interior and exterior areas. Install only USEPA-certified gas-fired fireplaces. • Install Energy Star or ground source heat pumps. • Install Energy Star labeled roof materials. • Exceed Title 24 energy standards. • Include incentives for purchasers of new residential dwellings to incorporate solar-powered energy systems. <p><i>Timing/Implementation: Prior to issuance of grading</i></p>	

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		<i>permits.</i> <i>Enforcement/Monitoring: City of Elk Grove Development Services; SMAQMD.</i>	
Impact 4.7.4 Implementation of the proposed project in combination with growth throughout the air basin would exacerbate existing regional problems with ozone and particulate matter.	CC	With implementation of mitigation measures MM 4.7.1a through MM 4.7.1h and MM 4.7.2 , the project would generate a reduced level of air pollution emissions. Nevertheless, implementation of the proposed project would have a cumulatively considerable contribution to emissions that affect the region's ability to attain state and federal air quality standards, and the cumulative impact would be significant and unavoidable .	CC/SU
Impact 4.7.5 The project, in addition to existing, approved, proposed and reasonably foreseeable development in the Sacramento Valley Air Basin, may contribute to an increase in greenhouse gas (GHG) emissions in the Earth's atmosphere. Higher concentrations of GHGs have been linked to the phenomenon of climate change.	CC	None available.	CC/SU
Impact 4.7.6 The impacts of global climate change would cumulatively result in the potential decrease in water supply, increase in air pollutants, and increase in health hazards.	LCC	With implementation of mitigation measures MM 4.7.1a through MM 4.7.1h and MM 4.7.2 , the project would generate a reduced level of air pollution emissions than under its existing zoning designation. Additionally, mitigation measure MM 4.4.5 would reduce impacts associated with project traffic impacts.	LCC
4.8 Hydrology and Water Quality			
Impact 4.8.1 Future development of the proposed project site would result in increased surface runoff that could exceed the capacity of existing stormwater drainage systems and contribute to localized	LS	MM 4.8.1 In conjunction with future project application(s) and prior to approval of design review for the project(s) within the Sheldon/99 GPA and Rezone site, a drainage plan and hydrology study shall	LS

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flooding.		<p>be submitted that meets City requirements and demonstrates the following, consistent with General Plan Policies CAQ-18 and SA-23:</p> <ul style="list-style-type: none"> • Post development peak stormwater run-off discharge rates and velocities shall be designed to prevent or reduce downstream erosion and to protect stream habitat. • Runoff control measures shall be incorporated to minimize peak flows of runoff. • The project shall assist in its fair share of financing improvements for or otherwise implementing Comprehensive Drainage Plans. <p>All mitigation measures and recommendations included in any drainage and hydrology studies shall be implemented.</p> <p><i>Timing/Implementation:</i> Prior to approval of design review for each individual development project within the Sheldon/99 GPA and Rezone project site.</p> <p><i>Enforcement/Monitoring:</i> City of Elk Grove Development Services, Planning, and Public Works.</p>	
<p>Impact 4.8.2 Constituents found in increased urban runoff resulting from implementation of the proposed project may degrade surface</p>	PS	<p>MM 4.8.2a In conjunction with future project application(s) and prior to approval of design review for the project(s) within the Sheldon/99 GPA and Rezone site,</p>	LS

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water quality.		<p>measures must be identified that comply with the City’s Land Grading and Erosion Control Ordinance and Stormwater Management and Discharge Control Ordinance. The projects shall demonstrate conformance with the following, as well as applicable City codes, policies, and regulations:</p> <ul style="list-style-type: none"> • Specific BMPs shall be identified to ensure that long-term water quality is protected. The BMPs shall be designed, constructed, and maintained to meet a performance standard established by the City and shall conform to the provisions of the City’s NPDES permit. The project applicant shall retain a qualified specialist to monitor the effectiveness of the BMPs selected. Monitoring activities, along with funding for monitoring, shall be established and shall include, but not be limited to, initial setup, annual maintenance, and annual monitoring. • Each individual development project shall implement actions and procedures established to reduce the pollutant loadings in storm drain systems. The two main categories of these BMPs are “source control” and 	

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		<p>“treatment control.” Source control BMPs are usually the most effective and economical in preventing pollutants from entering storm and non-storm runoff. Source control BMPs relevant to the proposed Sheldon/99 GPA and Rezone project that shall be implemented include (but are not limited to):</p> <ol style="list-style-type: none"> 1) Public education/participation activities. Information shall be provided to new project residents regarding pollution prevention. 2) Illegal dumping controls. The covenants, conditions, and restrictions (CC&Rs) for any residential project shall include a prohibition on the dumping of waste products (solid waste/liquid waste and yard trash) into storm drain systems, open space areas, and creeks. 3) Stormwater pollution source controls shall be conditioned to provide a permanent storm drain message “No Dumping – Flows to Creek” or other approved message at each storm drain inlet. This may be accomplished 	

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		<p>with a stamped concrete impression (for curbs) or manufactured colored tiles, which are epoxied in place adjacent to the inlet (for parking lots and areas without curbs).</p> <p>4) Street and storm drain maintenance activities. These activities control the movement of pollutants and remove them from pavements through catch basin cleaning, storm drain flushing, and street sweeping, and by regularly removing illegally dumped material from storm channels and creeks. (The City of Elk Grove would be responsible for regular storm drain maintenance within the public right-of-way; grease traps and other stormwater quality control devices on private property shall be maintained by the project.)</p> <p><i>Timing/Implementation:</i> Prior to approval of design review.</p> <p><i>Enforcement/Monitoring:</i> City of Elk Grove Development Services, Planning.</p> <p>MM 4.8.2b At the time grading plans are submitted for individual development projects on</p>	

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		<p>the Sheldon/99 GPA and Rezone project site, measures must be identified that comply with the City's Land Grading and Erosion Control Ordinance and Stormwater Management and Discharge Control Ordinance. Projects shall demonstrate conformance with the following:</p> <ul style="list-style-type: none"> Grading plans shall be consistent with the City's NPDES permit (#CAS082597) which requires the City to impose water quality and watershed protection measures for all development projects. <p><i>Timing/Implementation:</i> As part of grading plan review and approval.</p> <p><i>Enforcement/Monitoring:</i> City of Elk Grove Development Services, Planning.</p> <p>MM 4.8.2c In conjunction with future project application(s) and prior to approval of design review for the project(s) within the Sheldon/99 GPA and Rezone site, the development plans shall demonstrate compliance with the following measures:</p> <ul style="list-style-type: none"> If detention basins are required, the project applicant for each development project shall consult with the City when designing the proposed detention basin. Detention basin designs and proposed plantings in and around the detention basin shall be submitted for review and 	

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		<p>approval by the City.</p> <ul style="list-style-type: none"> • Uses in the stream corridors shall be limited to recreation and agricultural uses compatible with resource protection and flood control measures. Roads, parking, and associated fill slopes shall be located outside of the stream corridor, except at stream crossings (General Plan Policy SAQ-23). • The project applicant for individual development projects on the Sheldon/99 GPA and Rezone site shall consult with the City when designing stormwater conveyance facilities. Designs of the areas shall be submitted to these agencies for review and approval prior to approval of the Final Map for each individual project. The project applicant shall retain a qualified specialist to assist in designing the features to maximize their effectiveness in removing pollutants. Biofilter swales and vegetated strips shall be placed in the bottom of drainage channels and be designed to provide biofiltration of pollutants during project runoff. <p><i>Timing/Implementation: Design shall be submitted and approved by the City prior to</i></p>	

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		<i>project design review approval.</i> <i>Enforcement/Monitoring: City of Elk Grove Development Services, Planning; RWQCB.</i>	
Impact 4.8.3 Implementation of the proposed Sheldon/99 GPA and Rezone project could increase demand for water supply to the City requiring increased groundwater pumpage.	LS	None required.	LS
Impact 4.8.4 Implementation of the proposed Sheldon/99 GPA and Rezone project, along with the potential development of the surrounding areas, could contribute to cumulative water quality and drainage impacts.	CC	Implementation of the General Plan Policies regarding water quality, and their associated action items, as well as mitigation measures MM 4.8.1 and MM 4.8.2a through MM 4.8.2c would reduce individual development project contributions to cumulative water quality impacts. Therefore, cumulative impacts to water quality are considered less than cumulatively considerable .	LCC
Impact 4.8.5 The proposed Sheldon/99 GPA and Rezone project, when considered with other development projects in the area, would result in a cumulative demand for water supply.	LCC	Implementation of General Plan policies, as well as mitigation measures MM 4.10.4.1a and MM 4.10.4.1b , would assist in reducing water demand impacts and would ensure that adequate water supplies were available prior to future development. Therefore, the project's contribution to cumulative impacts to groundwater supply are considered less than cumulatively considerable .	LCC
4.9 Cultural and Paleontological Resources			
Impact 4.9.1 Implementation of actions under the Sheldon/99 GPA and Rezone project could result in the potential destruction or damage of cultural resources (i.e., prehistoric sites, historic sites, historic buildings/structures, and isolated artifacts) and human remains.	PS	MM 4.9.1a If cultural resources (i.e., prehistoric sites, historic sites, and isolated artifacts) are discovered during grading or construction activities on the project site, work shall be halted immediately within 50 feet of the discovery, the City Planning Department shall be notified, and a professional archaeologist that meets the Secretary of the Interior's	LS

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		<p>Professional Qualifications Standards in archaeology and/or history shall be retained to determine the significance of the discovery.</p> <p>The City shall consider mitigation recommendations presented by a professional archaeologist that meets the Secretary of the Interior’s Professional Qualifications Standards in archaeology and/or history for any unanticipated discoveries. The City and project applicant shall consult and agree upon implementation of a measure or measures that the City deems feasible and appropriate. Such measures may include avoidance, preservation in place, excavation, documentation, curation, data recovery, or other appropriate measures. The project proponent shall be required to implement any mitigation necessary for the protection of cultural resources.</p> <p><i>Timing/Implementation: As a condition of project approval and implemented during ground-disturbing activities.</i></p> <p><i>Enforcement/Monitoring: City of Elk Grove Development Services, Planning .</i></p> <p>MM 4.9.1b If, during the course of implementing actions under the Sheldon/99 GPA and Rezone project, human remains are discovered, all work shall be halted immediately within 50 feet of the discovery, the City Planning Department</p>	

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		<p>shall be notified, and the County Coroner must be notified according to Section 5097.98 of the State PRC and Section 7050.5 of California’s Health and Safety Code. If the remains are determined to be Native American, the coroner will notify the Native American Heritage Commission, and the procedures outlined in CEQA Section 15064.5(d) and (e) shall be followed.</p> <p><i>Timing/Implementation:</i> As a condition of project approval and implemented during ground-disturbing activities.</p> <p><i>Enforcement/Monitoring:</i> City of Elk Grove Development Services, Planning.</p>	
<p>Impact 4.9.2 Implementation of actions under the Sheldon/99 GPA and Rezone project could result in the potential destruction or damage of paleontological resources (i.e., fossils and fossil formations).</p>	<p>PS</p>	<p>MM 4.9.2 If any paleontological resources (fossils) are discovered during grading or construction activities on the project site, work shall be halted immediately within 50 feet of the discovery, and the City Planning Department shall be immediately notified. At that time, the City will coordinate any necessary investigation of the discovery with a qualified paleontologist.</p> <p>The City shall consider the mitigation recommendations of the qualified paleontologist for any unanticipated discoveries of paleontological resources. The City and project applicant shall consult and agree upon implementation of a measure or measures that the City deems feasible and appropriate. Such</p>	<p>LS</p>

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		<p>measures may include avoidance, preservation in place, excavation, documentation, curation, data recovery, or other appropriate measures. The project proponent shall be required to implement any mitigation necessary for the protection of paleontological resources.</p> <p><i>Timing/Implementation:</i> As a condition of project approval and implemented during ground-disturbing activities.</p> <p><i>Enforcement/Monitoring:</i> City of Elk Grove Development Services, Planning.</p>	
<p>Impact 4.9.3 Implementation of actions under the Sheldon/99 GPA and Rezone project could result to the cumulative disturbance of cultural resources (i.e., prehistoric sites, historic sites, historic buildings/structures, and isolated artifacts and features) and human remains.</p>	CC	<p>Mitigation measures MM 4.9.1a and 4.9.1b address the inadvertent discovery of previously unknown prehistoric resources, historic resources, and human remains. Implementation of these mitigation measures would reduce the proposed project's contribution to cumulative impacts to prehistoric resources, historic resources, and human remains to a less than cumulatively considerable level.</p>	LCC
<p>Impact 4.9.4 Implementation of actions under the Sheldon/99 GPA and Rezone project could result in the disturbance of paleontological resources (i.e., fossils and fossil formations).</p>	CC	<p>Mitigation measure MM 4.9.2 addresses the inadvertent discovery of previously unknown paleontological resources and would reduce the proposed project's contribution to paleontological resources to a less than cumulatively considerable level.</p>	LCC
<p>4.10 Public Services and Utilities</p>			
<p>Impact 4.10.1.1 Implementation of the Sheldon/99 GPA and Rezone project could result in development that would increase demand for fire protection services, thereby requiring additional equipment and</p>	PS	None required.	LS

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Implementation	Level of Significance without Mitigation	Mitigation Measure	Resulting Level of Significance
staffing.			
<p>Impact 4.10.1.2 Implementation of the proposed project could result in development that would require adequate water pressure for firefighting.</p>	LS	<p>MM 4.10.1.2a Prior to approval of improvement plans of future development projects on the Sheldon/99 GPA and Rezone project site, the project applicant shall demonstrate that all required water mains, fire hydrants, and fire flow requirements necessary to serve the project are provided prior to the existence or storage of any combustible construction material on the project site, and that the installation of on-site or off-site fire protection equipment, including fire hydrants and water mains, meets the standards of the CCSD Fire Department and the water purveyor.</p> <p><i>Timing/Implementation: Prior to approval of improvement plans.</i></p> <p><i>Enforcement/Monitoring: CCSD and City of Elk Grove Development Services, Planning.</i></p> <p>MM 4.10.1.2b Prior to approval of improvement plans of future development projects on the Sheldon/99 GPA and Rezone project site, the project applicant shall demonstrate that an adequate water connection has been provided across SR 99 on Sheldon Road.</p> <p><i>Timing/Implementation: Prior to approval of improvement plans.</i></p> <p><i>Enforcement/Monitoring: CCSD and City of Elk Grove Development Services, Planning.</i></p>	LS

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2.0 EXECUTIVE SUMMARY

Implementation	Level of Significance without Mitigation	Mitigation Measure	Resulting Level of Significance
		<p>MM 4.10.1.2c Prior to approval of improvement plans, the water supply system plans for the subdivisions shall be reviewed by the City to ensure adequate fire flows for the project as specified by the CCSD Fire Department.</p> <p><i>Timing/Implementation: Prior to approval of improvement plans.</i></p> <p><i>Enforcement/Monitoring: CCSD and City of Elk Grove Development Services, Planning.</i></p>	
<p>Impact 4.10.1.3 Future development resulting from the proposed Sheldon/99 GPA and Rezone project, when considered with other approved, proposed, and reasonably foreseeable development projects within the area, would incrementally increase demand for fire protection and emergency medical services.</p>	LCC	None required.	LCC
<p>Impact 4.10.2.1 Implementation of the Sheldon/99 GPA and Rezone project would increase demand for law enforcement services in association with new residential development.</p>	LS	None required.	LS
<p>Impact 4.10.2.2 Future development projects resulting from the proposed Sheldon/99 GPA and Rezone project, when considered with other approved, proposed, and reasonably foreseeable development projects within the area, would result in a cumulative demand for law enforcement services and</p>	LCC	None required.	LCC

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Implementation	Level of Significance without Mitigation	Mitigation Measure	Resulting Level of Significance
facilities.			
Impact 4.10.3.1 Implementation of the proposed project would increase demand for EGUSD facilities and services.	LS	None required.	LS
Impact 4.10.3.2 Future development resulting from the proposed Sheldon/99 GPA and Rezone project, when considered with other approved, proposed, and reasonably foreseeable development projects within the EGUSD service area, would result in the generation of additional students. Each project would be required to pay development fees on a project-by-project basis.	LCC	None required.	LCC
Impact 4.10.4.1 The proposed Sheldon/99 GPA and Rezone project could result in development that would increase the annual water demand on the project site. Increases in water demand can adversely affect water supplies and can result in the need for additional water system facilities.	LS	MM 4.10.4.1a At the time of development plan review for future development projects on the Sheldon/99 GPA and Rezone project site, the project applicant shall provide a water supply plan, consistent with General Plan Policies CAQ-1, PF-3, and PF-5, that demonstrates: <ul style="list-style-type: none"> • Identification of water supply and delivery systems, including a “will serve” letter from the appropriate water service provider indicating that there is sufficient water capacity to serve the project, as well as to serve the existing and approved development in the service area. • Sufficient water flow and pressure will be provided to the project at levels that meet 	LS

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2.0 EXECUTIVE SUMMARY

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		<p>domestic firefighting needs.</p> <ul style="list-style-type: none"> Reclaimed water will be used for irrigation purposes wherever feasible. <p><i>Timing/Implementation:</i> Prior to approval of development plan review for future development projects on the Sheldon/99 GPA and Rezone project site.</p> <p><i>Enforcement/Monitoring:</i> City of Elk Grove Development Services, Planning.</p> <p>MM 4.10.4.1b The following Conditions of Approval shall be placed on future development projects on the Sheldon/99 GPA and Rezone project site:</p> <ul style="list-style-type: none"> Prior to development plan approval for water-intensive commercial and industrial projects, including but not limited to hotels, restaurants, cleaning services, food and beverage industries, and paper products industries, the project applicant shall conduct a water use efficiency review that identifies areas where water use efficiency measures can be implemented and submit the findings in required environmental documentation for the project. The City shall require identified water efficiency measures to the maximum extent 	

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		<p>practicable.</p> <ul style="list-style-type: none"> Prior to development plan approval, the project applicant shall demonstrate the utilization of efficient cooling systems, recirculating pumps for fountains and ponds, and water recycling systems for vehicle washing as a condition of service. <p><i>Timing/Implementation:</i> Prior to development plan approval.</p> <p><i>Enforcement/Monitoring:</i> City of Elk Grove, Development Services, Planning.</p>	
<p>Impact 4.10.4.1b Future development projects resulting from the proposed Sheldon/99 GPA and Rezone project, when considered with other approved, proposed, and reasonably foreseeable development projects within the area, would result in a cumulative demand for water supply and water service facilities.</p>	LCC	<p>Implementation of General Plan policies, as well as mitigation measures MM 4.10.4.1a and MM 4.10.4.1b, would assist in reducing water demand impacts and would ensure that adequate water supplies were available prior to future development.</p>	LCC
<p>Impact 4.10.5.1 Implementation of the proposed Sheldon/99 GPA and Rezone project would increase wastewater flows and the demand for wastewater treatment over that anticipated for the site by the Elk Grove General Plan. The current infrastructure contains sufficient capacity to convey and treat additional wastewater flows. However, capacity availability could change prior to development on the project site.</p>	PS	<p>MM 4.10.5.1 At the time of development plan review for individual development projects on the proposed Sheldon/99 GPA and Rezone project site, the project applicant shall provide a wastewater services plan that includes the following as required by SASD, consistent with the SASD (formerly CSD-1) Minimum Sewer Study Requirements dated April 3, 2006, or successor:</p> <ul style="list-style-type: none"> An Environmental/Financial Sewer Study (Level One) is 	LS

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2.0 EXECUTIVE SUMMARY

Implementation	Level of Significance without Mitigation	Mitigation Measure	Resulting Level of Significance
		<p>completed to ensure technical compliance with the CSD-1 Master Plan and to demonstrate it is possible to provide sewer service to the project. The study focus is on <u>Major Topography, Major Phasing & Timing, Interceptors</u> (and their capacity), <u>Major Trunks</u> (and their capacity), and <u>Sewer Sheds</u>. Schematic lines will cover the remainder of the site and upstream areas. The study NEED NOT include minor trunks, collectors, manholes, reservations and easements, and subdivision layouts.</p> <ul style="list-style-type: none"> • A Specific/Community Master Plan (Level Two) is completed to establish the backbone trunk system and sheds, locate and size pump/lift stations, and establish depth of pipes and verify cover. The study focus is on <u>Topography, Phasing & Timing, Interceptors</u> (and their capacity), <u>Trunks</u> (and their capacity), and to define <u>Reservations</u> and <u>Shed Shifts</u> needed for approval. Schematic lines will cover the remainder of the site and upstream areas. This level of study is generally not sufficient for trunk design. • A Subdivision Sewer Study (Level 	

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		<p>Three) is the design analysis of the sewer system for a specific project site, and forms the basis for the improvement plans. The study focus is on everything required for a Level Two study, plus <u>Collector Pipes</u>, <u>Residential Street Layout</u>, <u>Manhole Details</u>, and any <u>Exceptions to Policy</u>. Any request for non-standard facilities must include supporting documentation.</p> <p><i>Timing/Implementation:</i> Prior to approval of development plan review for development projects on the Sheldon/99 GPA and Rezone project site.</p> <p><i>Enforcement/Monitoring:</i> City of Elk Grove, Public Works.</p>	
<p>Impact 4.10.5.2 Future development projects resulting from the proposed Sheldon/99 GPA and Rezone project, along with other proposed, approved, and reasonably foreseeable development within the SRCSD and SASD service area, would increase demand for wastewater service.</p>	LCC	<p>Both the SRCSD and SASD have indicated that with mitigation the proposed project would have a less than significant effect on wastewater services. Implementation of mitigation measure MM 4.10.5.1 would reduce impacts associated with wastewater services, including treatment and conveyance facilities, and ensure that the project's contribution to cumulative wastewater service demands is less than cumulatively considerable.</p>	LCC
<p>Impact 4.10.6.1 Future development resulting from implementation of the proposed Sheldon/99 GPA and Rezone project would increase solid waste generation and the demand for waste disposal. Sufficient capacity is available at area landfills and</p>	LS	None required.	LS

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2.0 EXECUTIVE SUMMARY

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waste pick-up would be negotiated through a contract with a private hauler permitted by the City.			
Impact 4.10.6.2 Future development projects resulting from the proposed Sheldon/99 GPA and Rezone project, along with other proposed, approved, and reasonably foreseeable development, would generate solid waste that would require expanded collection and disposal services.	LCC	None required.	LCC
Impact 4.10.7.1 Implementation of the proposed Sheldon/99 GPA and Rezone would increase demand for park and recreational facilities. However, physical deterioration of park facilities would not increase substantially and a less than significant impact would occur.	LS	None required.	LS
Impact 4.10.7.2 The proposed project would require the addition of off-street trails consistent with the approved City of Elk Grove Trails Master Plan. The potential for future projects to develop without providing the required trails is a potentially significant impact.	PS	<p>MM 4.10.7.2 Prior to approval of subsequent development projects, the applicant shall incorporate a trail system consistent with the approved City of Elk Grove Trails Master Plan and to the satisfaction of the CCSD.</p> <p><i>Timing/Implementation:</i> Prior to approval subsequent development projects.</p> <p><i>Enforcement/Monitoring:</i> City of Elk Grove Development Services Department, Planning and CCSD.</p>	LS
Impact 4.10.7.3 Future development projects resulting from the proposed Sheldon/99 GPA and Rezone project, along with other proposed, approved, and reasonably foreseeable	LCC	None required.	LCC

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development in the area, would result in an increased demand for parks and recreational facilities. Individual development projects are required to dedicate park land and/or pay development fees.			
Impact 4.10.8.1 Implementation of the proposed Sheldon/99 GPA and Rezone Project would not significantly increase the demand for electric, telephone, and natural gas services from that proposed by the existing General Plan.	LS	None required.	LS
Impact 4.10.8.2 Implementation of the proposed Sheldon/99 GPA and Rezone project, in combination with other proposed and approved projects, would incrementally increase demand for electric, natural gas, and telephone services.	LCC	None required.	LCC
4.11 Visual Resources/Aesthetics			
Impact 4.11.1 Future development resulting from implementation of the proposed project would convert the existing visual characteristic of the project site from rural residential land to developed urban uses and would substantially alter the current views of the site to travelers on the surrounding arterial roadways.	S	None available.	SU
Impact 4.11.2 Implementation of the proposed project in combination with other approved and proposed projects would contribute to the alteration of visual character and the incremental creation of cumulative light	LCC	None required.	LCC

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2.0 EXECUTIVE SUMMARY

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and glare in the northern portion of Elk Grove and the surrounding area.			

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