



MITIGATED NEGATIVE DECLARATION/INITIAL ENVIRONMENTAL STUDY

Project Title: Shops at Calvine, EG 08-018

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

Project Location: 8434 Bradshaw Road (SW Corner Calvine Road and Bradshaw Road) Elk Grove

Project Proponent's Name and Address: Armstrong Development, Inc.
Attn: Bill McDermott
1375 Exposition Blvd. Suite 101
Sacramento, CA 95815

General Plan Designation(s): Estate Residential

Zoning: AR-5 Agricultural-Residential Zone 5 Acres Min.

Contact Person: Taro Echiburu

Phone Number: 916.478.3619

Date Prepared: December 2008

Project Description

The proposed project is a Tentative Parcel Map to subdivide a 10.26-acre parcel (APN: 121-0190-009) into two commercial parcels 4.68 acres in size and one residential parcel 5.57-acres in size (Figure 1). The proposed project would include a Design Review for the construction of three commercial buildings on the commercial parcels totaling 30,025 square feet. Proposed uses include 16,800 square feet of retail uses and a proposed 13,225 square foot pharmacy.

The project requires a General Plan Amendment to change the land use designation for 4.68 acres from Estate Residential to Commercial; a Rezone to change 4.68 acres from Agricultural-Residential 5-acre minimum (AR-5) to General Commercial (GC); a Conditional Use Permit to allow a drive through facility within 1000 feet from rural residential properties; and a Variance to allow reduced setbacks from 25 feet to 10 feet between the proposed retail building and the western property line.

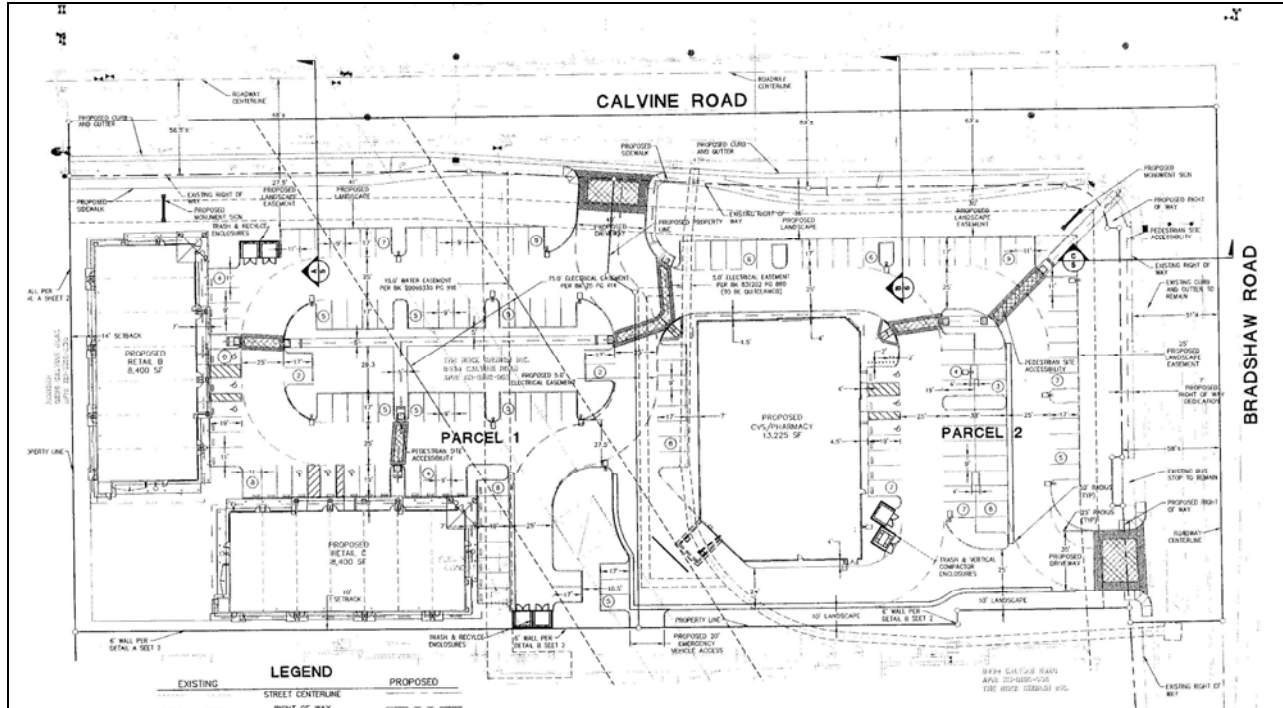


Figure 1. Site Plan

Environmental Setting and Surrounding Land Uses

The project site is a 10.26-acre parcel located on the southwest corner of Calvin Road and Bradshaw Road in Elk Grove (APN 121-0190-009; Figure 2). The site is basically square in shape and is bordered on the south by the Rock Church as associated portable buildings, on the west by rural residential and vacant land, on the east by Bradshaw Road, and on the north by Calvin Road. The site is relatively flat and no major topographic features exist, such as creeks or rock outcroppings. The project site contains two portable buildings, three small Eucalyptus trees, and a row of Cypress shrubs. There is one electrical tower on the site, and six high voltage transmission lines that run across the site in a northwest/southeast direction.

Existing land uses in the immediate project area include a church, rural residential and vacant land.

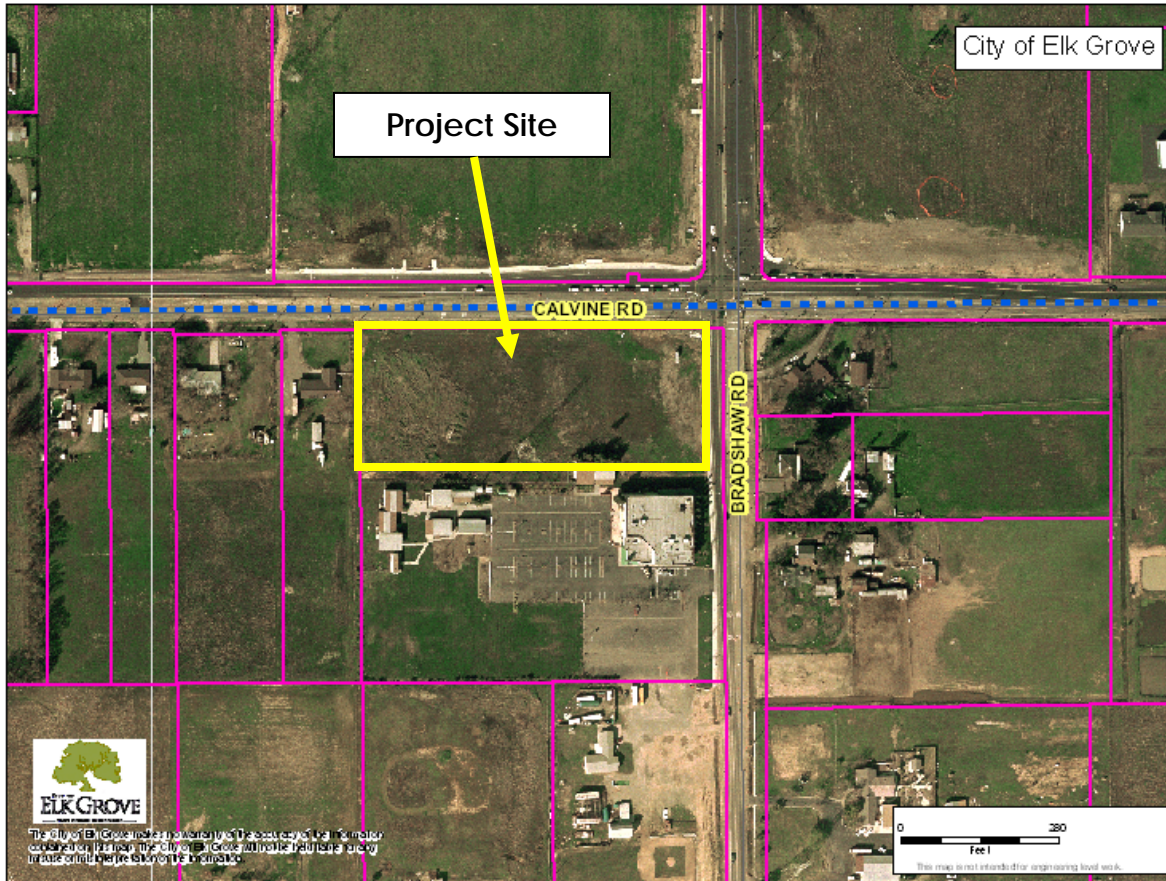


Figure 2. Project Site¹

¹ Aerial photograph taken in 2006. Does not necessarily reflect current level of development.

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

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 checked="" 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 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 | |

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

Taro Echiburú

Planner's Printed Name

City of Elk Grove
Development Services - Planning

PURPOSE OF THIS INITIAL STUDY

This Initial Study has been prepared consistent with CEQA Guidelines Section 15063, to determine if the Shops at Calvine 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 a Mitigated Negative Declaration.

EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A "No Impact" answer is adequately supported if the information shows 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, the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

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

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

Discussion/Conclusion/Mitigation:

a) **No Impact.** The area surrounding the project site is rural residential, vacant land, and a church. There are no scenic vistas and development is increasing in the area; therefore no impact to scenic vistas would occur.

b) **No Impact.** No state “designated scenic highways” or “eligible scenic highways” are located in the vicinity of the project site². There are no rock outcroppings, protected trees, or historic buildings located on the project site. Due to the lack of scenic resources and historic buildings, the project would result in no impact to scenic resources.

c) **Less than Significant Impact.** The proposed project will change the visual character of the site because it is currently vacant land. However, implementation of the project would not significantly affect the visual character or quality of the site and surroundings. The City of Elk Grove General Plan anticipated a conversion of agricultural lands to residential, commercial, industrial, and open space. The project site is located in an area designated for Estate Residential, with surrounding land uses as a church, rural residential, and vacant land. In addition, the proposed project structures would be subject to the Design Guidelines of the City prior to the issuance of building permits. The use of these design guidelines would create a less than significant impact to the visual character of the site and surroundings.

d) **Less than Significant Impact.** Development of the project site would create additional light sources in the project area. However, this development will be required to be designed and constructed in accordance with the Elk Grove Zoning Code and the City design standards for lighting and building materials. Therefore, impacts to visual character, including light and glare, are considered less than significant.

² California Department of Transportation, California Scenic Highway Mapping System, Sacramento County, http://www.dot.ca.gov/hq/LandArch/scenic_highways/index.htm

II. AGRICULTURAL RESOURCES

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

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

a) No Impact. According to the California Department of Conservation Important Farmland Map (2004 FMMP) development of Calvine Crossing would not result in the loss of any prime farmland, unique farmland, or farmland of statewide importance. The 2004 FMMP shows the project site as other land, which is land not included in any other mapping category. Common examples include low density rural developments; brush, timber, wetland, and riparian areas not suitable for livestock grazing; confined livestock, poultry or aquaculture facilities; strip mines, borrow pits; and water bodies smaller than forty acres; vacant and nonagricultural land surrounded on all sides by urban development and greater than 40 acres is mapped as Other Land. Therefore no impact to prime farmland, unique farmland, or farmland of statewide importance is anticipated with this development.

b) Less than Significant Impact. The project site is not under a Williamson Act contract (Elk Grove General Plan Draft EIR, Figure 4.1-2). The existing zoning for the project site is Agricultural Residential Zone 5 (AR-5). The project would change both the zoning and General Plan designation of the portion of the site to be developed with commercial buildings and they would be in conformance for the proposed use as commercial. Therefore, with the General Plan Amendment and Rezone no conflict would exist and the impact is considered less than significant because the existing site is not considered to have lands of the size and quality to support a significant agricultural operation.

e) Less than Significant Impact. Refer to discussions a) and b), above. Although the project would develop land that is zoned for agricultural-residential use, this parcel is not currently being used for agricultural crops or residential homes. Aerial photographs of the project site dating

back to 2001 show that there has been no agricultural activity on the property at least since 2001. In addition, the City of Elk Grove General Plan anticipated conversion of agricultural lands to residential, commercial, industrial, and open space. The proposed project would not result in land use changes that would lead to further farmland conversion. Therefore, impacts are considered less than significant.

III. AIR QUALITY

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

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

Discussion/Conclusion/Mitigation:

The City of Elk Grove certified an Environmental Impact Report (EIR) that examined environmental impacts for its General Plan in November 2003. The General Plan EIR addressed the impacts resulting from construction and operation emissions as a result of implementation of the General Plan. The General Plan EIR determined that implementation of the General Plan would result in a less than significant impact on surrounding land uses from sources of criteria pollutants, toxic air contaminants or odors. Emissions from individual development construction sites would be short-term and temporary but would occur through buildout of the General Plan. Through a mitigation measure in the General Plan EIR, the City requires that private development projects utilize low emission vehicles and equipment; however, construction and

operation air quality impacts were determined to be significant and unavoidable. As a result of the significant and unavoidable impact, General Plan Policy CAQ-32 was created to address air quality impacts from development projects. The policy requires that "As part of the environmental review of projects, the City shall identify the air quality impacts of development proposals to avoid significant adverse impacts and require appropriate mitigation measures, potentially including—in the case of projects which may conflict with applicable air quality plans—emission reductions in addition to those required by Policy CAQ-30." General Plan Policy CAQ-30 provides for emission reduction measures.

In accordance with General Plan Policy CAQ-32, project specific air quality impacts were evaluated in this Initial Study and are discussed below.

a) *Less than Significant Impact.* A project would conflict with or obstruct implementation of the regional air quality management plan (AQMP) if it is 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 growth that is inconsistent with local community plans would be considered inconsistent with the AQMP.

The project proposes to construct commercial buildings in an area designated in the Elk Grove General Plan as the Estate Residential, and zoned as Agricultural-Residential Zone 5 (AR-5). The project is currently in conflict with the land use policy of the Elk Grove General Plan. However, with the approval of a General Plan Amendment to Commercial, a Rezone to General Commercial (GC), a Conditional Use Permit (CUP) to allow a drive-thru within 1000 feet from rural residential properties, and Design Review the proposed use will be allowed within the area. None of the proposed land uses for this project will increase the population projections used in the General Plan. Thus, the project is not anticipated to result in a significant impact to the emission inventories identified in the AQMP. Therefore, this impact is considered less than significant.

b-d) *Less than Significant Impact.* Sacramento Metropolitan Air Quality Management District (SMAQMD) CEQA Guidelines³ provide screening levels for construction to determine whether a project could have a significant impact on particulate matter concentrations. SMAQMD Guide to Air Quality Assessment includes a table to help determine if the threshold for emissions from project construction or operation might be exceeded. Table 4.2 of the "Guide to Air Quality Assessment" (as revised June 2008) indicates that a "Strip Mall" project has a threshold of 550,000 square feet for construction and 150,000 square feet for operational. Further analysis is recommended when a project falls within 10% of these thresholds. The proposed project consists of 30,025 square feet which is below the 10% threshold. Given that the proposed project is below the SMAQMD threshold, and that construction activities will be subject to the SMAQMD's fugitive dust control standards (Rule 403), impacts to air quality are considered less than significant.

Additionally, the proposed project is not expected to produce significant greenhouse gas (GHG) emissions. Carbon dioxide (CO₂) is the most abundant GHG and is used as an indicator to assess a project's contribution to climate change. Due to the small size of the proposed development, the project will not result in a significant amount of vehicle trips (which is the

³ Sacramento Air Quality Management District, Guide to Air Quality Assessment in Sacramento County, July 2004.

largest producer of Carbon dioxide). Furthermore, the proposed project is in response to an existing need and is not expected to induce growth in the area that could affect climate change. The proposed project's contribution to climate change is considered less than significant.

e) *Less than Significant Impact.* The Elk Grove General Plan considers residences as well as schools to be "sensitive receptors" in relation to air quality issues. There is one school (Bradshaw Christian School) less than 1/4 mile north of the project site, as well as rural residential homes to the west and east of the site. Residents and students 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 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. However, the project would be required to comply with District rules aimed at reducing overall emissions, and construction activities are of limited duration. In addition, due to the nature of construction activities, where equipment is out in the open, exhaust emissions dissipate quickly and no risk of long term exposure to pollutants is expected. Therefore, these impacts are considered less than significant.

f) *Less than Significant Impact.* The proposed project is not anticipated to result in the installation of any major odor emission sources that would result in a potentially significant impact to the occupants of the proposed onsite or existing offsite land uses. A less than significant impact is expected.

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

Discussion/Conclusion/Mitigation:

The project site has been graded and is currently a vacant field. The site is located in an urbanizing area that in the past was used for agricultural purposes. However, aerial photographs of the project site dating back to 2001 show that there has been no agricultural activity on the property at least since 2001. The site is generally flat and contains three small Eucalyptus trees and a row of Cypress shrubs. Surrounding properties contain a church, rural residential and vacant land. No water features are present on the site.

Available information pertaining to biological resources located at the project site and within the vicinity of the project area was reviewed during this analysis, including:

- The City of Elk Grove General Plan (2005);
- The City of Elk Grove General Plan EIR (2003);
- Calvine Road Widening EIR prepared by Sacramento County (September 2002).

a) Less than Significant Impact with Mitigation Incorporated. The project site has been leveled with overall grading for use by Sacramento County in the widening of Calvine Road. The areas adjacent to the project site include Calvine Road to the north, Bradshaw Road to the east, the Rock Church to the south, and rural residential to the west. Development of the adjacent roadways and the church, as well as the on-site grading and construction staging activities have altered what natural biologic resources may have been present prior to disturbance.

However, Chapter 16.130 of the City's Municipal Code (Swainson's Hawk Ordinance) states that the reduction in foraging habitat can occur through requests for zoning changes of agriculturally zoned lands to land use designations that enable land to be reduced to parcel sizes too small to support Swainson's hawk foraging habitat or through requests for land use entitlements for non-agricultural uses that are incompatible with the maintenance of Swainson's hawk foraging habitat. The California Department of Fish and Game (CDFG) has determined that parcels of land of five (5) acres or more in size are recognized to be the minimum acreage required for viable foraging habitat. While the project site is less than 5 acres in size (4.68 acres) and is not under agricultural production, which would make it the most suitable hawk foraging habitat type, the project site is within a mile of a known Swainson's hawk nest and the loss of 4.68 acres would be significant because when combined with other vacant rural land surrounding the project site there are more than five acres of potential foraging grounds for the hawk. Therefore, development of the site is determined to be a potentially significant adverse effect on Swainson's hawk foraging habitat. However, through Chapter 16.130 of its Municipal Code, the City has developed mitigation to reduce this impact to a less than significant level.

Mitigation Measure

MM BIO-1 In order to mitigate for the 4.68 acre loss of Swainson's hawk foraging habitat, the applicant shall implement one of the following City of Elk Grove's approved mitigation alternatives.

Monitoring Action

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

- Preserve 1.0 acre of similar habitat for each acre lost (4.68 acres). 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(a) of the City of Elk Grove Municipal Code as such may be amended from time to time and to the extent that said Chapter remains in effect, OR
- Submit payment of Swainson's hawk impact mitigation fee per acre of habitat impacted (payment shall be at a 1:1 ratio) to the City of Elk Grove in the amount set

forth in Chapter 16.130 of the City of Elk Grove Code as such may be amended from time to time and to the extent that said chapter remains in effect, OR

- Submit proof that mitigation credits for Swainson's hawk foraging habitat have been purchased at a California Department of Fish and Game approved mitigation bank, pursuant to the ratio described in Chapter 16.130 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.

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

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

b) No Impact. Sensitive habitats include those that are of special concern to resource agencies and those that are protected under Section 1600 of the California Fish and Game Code, or Section 404 of the Clean Water Act, including riparian and wetland areas. Additionally, riparian and wetland habitats are protected under the City of Elk Grove General Plan.

The project would not have an adverse effect on any riparian habitat or other sensitive natural community because none of these exist on the project site. Therefore, no impact to any riparian habitat or sensitive natural community would occur.

c) No Impact. No wetlands or vernal pools were identified in the proposed project area for the Calvine Road Widening project. The project site contains no jurisdictional water features or wetlands. Therefore, the project has no impact to these resources.

d) No Impact. There are no stream corridors and no known native resident or migratory fish or wildlife species that migrate through the site or that have established wildlife nursery sites within the project boundaries. Therefore, no project-related impact to migratory wildlife would occur with project development.

e) No Impact. The Elk Grove General Plan contains policies aimed at protecting trees and the City's Municipal Code contains regulations for tree preservation and protection (City of Elk Grove Municipal Code Chapter 19.04 and 19.12). The project site contains three small (less than 5" dbh) Eucalyptus trees and a row of Cypress shrubs. These trees and shrubs are not protected under the City Tree Ordinance and do not require mitigation.

f) No Impact. The City of Elk Grove does not at present have an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or State habitat conservation plan; therefore, there would be no impact to these types of plans.

V. CULTURAL RESOURCES	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

a-d) Less than Significant Impact. The project site is not located in a culturally sensitive area as depicted in the Elk Grove General Plan EIR Figure 4.11-1, Cultural Resources Sensitivity Map. In addition, the project site has been disturbed in the past for agricultural activities, and is currently partially vacant land and partially contains portable buildings that are classrooms for the adjacent church.

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

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

- The Planning Division shall be notified immediately if any prehistoric, archaeological, or paleontological artifact is uncovered during construction. All construction must stop and any archaeologist that meets the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology shall be retained to evaluate the finds and recommend appropriate action.

- All construction must stop if any human remains are uncovered, and the County Coroner must be notified according to Section 7050.5 of the California's Health and Safety Code. If the remains are determined to be Native American, the procedures outlined in CEQA section 15064.5(d) and (e) shall be followed.

Therefore, potential impacts to human remains are considered less than significant.

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

a)

i) **Less than Significant Impact.** The proposed project does not expose people and structures to potential substantial adverse effects including the risk of loss, injury or death involving rupture of a known earthquake fault. The Uniform Building Code contains applicable construction regulations for earthquake safety that would ensure less than significant impacts. The potential for ground rupture, lateral spreading, liquefaction, landslides or earthquake induced settlement beneath buildings constructed on the site is considered to be low.

According to the Elk Grove General Plan, no major active faults transect San Joaquin and Sacramento Counties. The nearest faults in the project area include the Willows fault zone, approximately 10 miles north of the City of Elk Grove limits, the Bear Mountain Fault located approximately 20 miles to the east, and the Midland Fault approximately 20 miles to the west. The entire City of Elk Grove is not located within an Alquist-Priolo Fault Study Zone and surface evidence of faulting has not been observed. However, due to the proximity to the San Andreas Fault Zone and other active faults, the Planning Area may experience ground shaking, but would not experience major catastrophes. In addition, it is City policy to support efforts by federal, state, and other local jurisdictions to investigate local seismic and geological hazards and support those programs that effectively mitigate these hazards; therefore, impacts related to seismic hazards are considered less than significant.

ii) *Less than Significant Impact.* In populated areas, the greatest potential for loss of life and property damage is a result of ground shaking from a nearby earthquake. The degree of damage depends on many interrelated factors. Among these factors are the Richter magnitude, focal depth, distance from the causative fault, source mechanism, duration of shaking, high rock accelerations, type of surficial deposits or bedrock, degree of consolidation of surficial deposits, presence of high ground water, topography, design type, and quality of construction.

No active or potentially active faults underlie the City of Elk Grove based on published geologic maps. The project area is not located within an Alquist-Priolo Fault Study Zone and surface evidence of faulting has not been observed. However, due to the proximity to the San Andreas Fault Zone and other active faults, the project area may experience ground shaking, but would not experience major catastrophes.

In addition, prior to final design a geotechnical report shall be completed to identify any special considerations for project design and construction, such as slope stability and rock excavation. The type, strength, slope, and bedding of soils and rocks will be taken into consideration for design, construction and maintenance/repair operations. As a result, the risk of adverse effects from ground shaking would be reduced to a minimum and is considered to be less than significant.

iii) *Less than Significant Impact.* Liquefaction is most likely to occur in deposits of water-saturated alluvium or similar deposits of artificial fill. Within Sacramento County, the Sacramento downtown area and the Delta are the only areas that are subject to potentially significant liquefaction problems. The City of Elk Grove is not located within these areas. Therefore, no impact is anticipated.

iv) *No Impact.* The project site and the surrounding vicinity are relatively flat; therefore, the likelihood of landslides is minimal and no impact is anticipated.

b) *Less than Significant Impact.* Construction of the proposed project would involve grading and excavation activities that may result in short-term wind and water driven erosion of soils. The City's Land Grading and Erosion Control Ordinance establishes procedures to minimize erosion and sedimentation during construction activities. The Regional Water Quality Control Board (RWQCB) requires that a National Pollutant Discharge Elimination System (NPDES) construction activity permit be issued prior to construction. The permit requires that the City impose water quality and watershed protection measures for all development projects, including erosion control. Compliance with the City's NPDES permit and Land Grading and Erosion Control Ordinance would reduce impacts associated with soil erosion to a less than significant level.

c) *Less than Significant Impact.* The project area is relatively flat and landslides are not anticipated. Prior to final design, a geotechnical report shall be completed to identify any special considerations for project design and construction, such as slope stability and rock excavation. The type, strength, slope, and bedding of soils and rocks will be taken into consideration for design, construction and maintenance/repair operations; therefore the proposed project would have a less than significant impact relating to landslide, lateral spreading, subsidence, liquefaction, or collapse.

d) *Less than Significant Impact.* The Soil Survey of Sacramento County, California (USDA Soil Conservation Service, April 1993) shows the specific soil types found on the site to be San Joaquin silt loam (0 to 3 percent slopes). Soils with high clay content and high shrink-swell potential, like those at the project site, are usually expansive due to the minerals that swell with increased moisture content and then contract during dry periods. Prior to final design, a geotechnical report shall be completed to identify any special considerations for project design and construction, including the presence of expansive soils. Therefore the proposed project would have a less than significant impact.

e) *No Impact.* The project would be connected to the Sacramento Area Sewer District (SASD, formerly County Sanitation District 1 (CSD-1)) sewer system. No septic tanks or alternative wastewater disposal system will be installed for this project; therefore no impact is anticipated by this project.

VII. HAZARDS AND HAZARDOUS MATERIALS	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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/Conclusion/Mitigation:

a) No Impact. The proposed project involves the construction of commercial buildings, and would not involve the routine transportation, use, or disposal of hazardous materials that could

create a significant hazard to the public. Therefore, the project will not have an adverse environmental impact from hazards and hazardous materials.

b) *Less than Significant Impact.* Small amounts of hazardous materials would be used during construction activities (i.e., equipment maintenance, fuel, solvents, re-paving, and re-striping materials). Any hazardous materials used would be required to comply with all applicable local, state, and federal standards associated with the handling of hazardous materials. This impact is considered less than significant.

c) *No Impact.* The Bradshaw Christian School is located within one-quarter mile of the project site. However, the project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste. Therefore, no impact to schools would occur.

d) *No impact.* Under Government Code Section 65962.5, the California Department of Toxic Substances Control (DTSC) maintains a list of hazardous substance sites. This list, referred to as the "Cortese List", includes CALSITE hazardous material sites, sites with leaking underground storage tanks, and landfills with evidence of groundwater contamination. The project site is not listed on the Cortese list⁴ and no impact would occur.

e, f) *No Impact* There are no public airports or private airstrips within two miles of the project site. No impact is anticipated by the proposed project.

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

h) *No impact.* The project site is surrounded by rural residential and vacant lands that have been disked for weed control. The site is not adjacent to or in close proximity to wildland areas. Therefore, no impacts are anticipated.

⁴ DTSC's Hazardous Waste and Substances Site List - Site Cleanup (Cortese List), http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm

VIII. HYDROLOGY AND WATER QUALITY

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

VIII. HYDROLOGY AND WATER QUALITY

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

Discussion/Conclusion/Mitigation:

a) Less than Significant Impact. The proposed project would add commercial buildings and associated infrastructure to the City of Elk Grove. This would increase the amount of impervious surface in the area by adding structures, asphalt and concrete to previously undeveloped land. Under the City’s Development Plan Review process, the project would be required to meet all applicable local and regional water quality standards and waste discharge requirements, thereby avoiding violation of such standards or requirements. Impacts to water quality standards and waste discharge requirements are considered to be less than significant.

b) Less than Significant Impact. The project is proposed to receive its water from the Sacramento County Water Agency (SCWA). SCWA obtains water from a combination of ground water wells and treated surface water from the American River. Implementation of the proposed project would incrementally increase groundwater consumption, but would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge because the project is not located in a recharge area. Therefore, a net deficit in aquifer volume or a lowering of the local groundwater table is not anticipated and impacts associated with groundwater supplies are considered less than significant.

c), d) and e) Less than Significant Impact. The project would not directly alter the course of any stream or river as none are located on the site. The project would involve construction of impervious surfaces on a site that currently is predominately vacant land. This would change the drainage of the site decreasing absorption rates and increasing run-off in the area. The project proposes to connect to the Sacramento Regional County Sanitation District sewer system. The project will be required to install infrastructure, comply with SRCSD improvement standards, dedicate sewer easements to the SASD sewer system, and pay sewer impact fees.

In addition, since more than one acre would be disturbed, the RWQCB would require an NPDES construction activity Storm Water General Permit, which requires the contractor to develop and implement a Storm Water Pollution Prevention Plan (SWPPP). The project would 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 on upstream and downstream areas. Therefore, impacts to drainage and runoff are considered less than significant.

f) Less than Significant Impact. The project would accumulate small quantities of heavy metals, oil and grease, as well as an increase in other chemicals used by motor vehicles that may be released during first rains. The increased amount of runoff generated by the project would be minimal, and the potential for impacts to ground water quality is unlikely due to the low permeability of the soils in the area. Low permeability soils tend to prevent leaching of contaminants into the ground water aquifer in quantities sufficient to degrade the ground water quality. The area served by the City of Elk Grove is subject to the requirements of the NPDES Stormwater Permit No. CA00082597, renewed in December 2002, and enforced by the RWQCB.

Compliance with the provisions of the NPDES, SWPPP, BMPs, and the City's Land Grading and Erosion Control Ordinance would reduce impacts associated with water quality to a less than significant level.

g) and h) Less than Significant Impact. The project does not propose any residential structures as a part of the development. The proposed project site is located within FEMA floodplain Zone X, an area determined to be outside of the 100-year and 500-year flood plains⁵. Therefore the project would not place structures within a 100-year flood hazard area.

i) No Impact. The proposed project site is located outside the Folsom Dam Failure Flood Area, which is the nearest dam. Therefore, the project would not expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of a failure of a levee or dam.

j) No Impact. The project is not located near any ocean, coast, or seiche hazard areas and would not involve the development of residential or other sensitive land uses. Therefore, the project would not expose people to potential impacts involving seiche or tsunamis. No potential for mudflows is anticipated. There is no impact associated with the proposed project.

⁵ FIRM Map, Community Panel Number 0602620330D, revised July 6, 1998. Sacramento County, California.

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

a) No Impact. The construction of commercial buildings would not divide an established community, but would provide commercial services (such as retail shopping and a pharmacy) to the community in which it is located. Therefore, no impact would occur.

b) Less Than Significant Impact. The project proposes to construct commercial buildings in an area designated in the Elk Grove General Plan as the Estate Residential, and zoned as Agricultural-Residential Zone 5 (AR-5). The project is currently in conflict with land use policies because the proposed use is not allowed under this land use and zoning designation. However, with the approval of a General Plan Amendment to Commercial, a Rezone to General Commercial (GC), a Conditional Use Permit (CUP) to allow a drive-thru within 1000 feet of residential uses, and Design Review the proposed use will be allowed within the area. Therefore, the project would have a less than significant impact.

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

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

Discussion/Conclusion/Mitigation:

a) *No Impact.* The proposed project is a residential development and would not use or extract any mineral or energy resources and would not restrict access to known mineral resource areas. According to Surface Mining and Reclamation Act (SMARA) Special Report 156, the project area is located in the MRZ-3 classification. This classification is defined as areas “containing aggregate deposits, the significance of which cannot be evaluated from available data.” No significant mineral resources have been identified in the project area. The Elk Grove General Plan EIR (2003) did not identify any mineral resources in the planning area. Therefore, no impact to mineral resources will occur.

b) *No Impact.* Refer to discussion a), above. The project would have no impact on mineral resources.

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

Discussion/Conclusion/Mitigation:

a) - d) Less than Significant Impact. The proposed project would result in temporary periodic increased ambient noise levels in the vicinity of the project site during construction due to construction vehicles and activities (such as jack hammers and cement mixers). However, these increases would be temporary, intermittent, and limited to daytime hours. Construction would be restricted to between 7 a.m. and 7 p.m., in accordance with the Elk Grove General Plan Noise Policy NO-3-Action 1. In addition, the contractor would be responsible for installing and maintaining effective mufflers on all construction equipment, locating equipment and staging areas as far from residences as possible, and limiting unnecessary idling of equipment. Therefore, temporary construction noise impacts would be less than significant.

Operation of the proposed commercial center would have the potential to adversely affect sensitive receptors in close proximity to the project site (i.e., rural residence to the west and a church to the south). To better analyze potential operational noise impacts, an Environmental Noise Assessment was conducted for the proposed project. The assessment focused on noise generated by on-site commercial-related activity (i.e., truck circulation, loading dock, drive-thru operations, and rooftop mechanical equipment). The assessment determined that the

proposed project would generate noise levels which are predicted to satisfy the City of Elk Grove Noise Element standards and be below measured existing ambient noise levels. This determination was made due to fact that a 6-foot noise barrier is proposed for the southern and western project boundaries and parapets are proposed to shield rooftop mechanical equipment. The implementation of the proposed noise reduction measures would result in a less than significant impact.

A copy of the Environmental Noise Assessment is available for review at the City's Planning Department.

e) and f) No Impact. There are no public airports or private airstrips within two miles of the project site. Therefore, there would be no impact associated with excessive noise levels in conjunction with private airports.

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

Discussion/Conclusion/Mitigation:

a) *No Impact.* The proposed project is a commercial development. The purpose of the project is to serve the existing residential area in the project vicinity. No residential development is proposed by the project and it does not propose nor require extensions of roads. Therefore, the project will not result in adverse impacts to population and housing.

b)-c) *No Impact.* The project does not involve the construction of housing. No housing will be removed by the project. Therefore, the project will not displace people or housing and no impact would occur.

XIII. PUBLIC SERVICES

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Would the project result in:

Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

a)	Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

a) *Less than Significant Impact.* The project site is located in the Cosumnes Community Services District Fire Department service area. The project would be required to comply with the requirements of the Cosumnes Community Services District Fire Department regarding access, water mains, fire flow, fire alarms, brush clearance, and hydrants. Project specific fire suppression conditions have been imposed on the project by the Fire Department. Increased demands for fire service are funded almost entirely through property taxes. Therefore, impacts to fire protection services are considered less than significant.

b) *Less than Significant Impact.* The project site is located within the service area of the City of Elk Grove Police Department. The Police Department has provided specific requirements that will be made a part of the project conditions. Therefore, adverse impacts to police protection would be less than significant.

c) *No Impact.* The project site is located within the Elk Grove Unified School District (EGUSD). The project consists of commercial buildings and does not propose any housing. There would be no impact to schools.

d) *No Impact.* The project site is located within the boundaries of the Cosumnes Community Services District Department of Parks and Recreation service area. State law requires each new residential development to dedicate land for park facilities or pay an in-lieu fee to cover the cost of acquiring park land elsewhere. The project consists of commercial buildings and does not propose any housing. There would be no impacts to parks and recreation.

e) *Less than Significant Impact.* Water supply will be provided to the project site by the Sacramento County Water Agency. The project would be required to comply with the

requirements of SCWA with regard to easements, water service to each building, payment of Zone 40 development fees, and conformance with the specific provisions of the City of Elk Grove Water Conservation Ordinance prior to issuance of a building permit. The project would be required to comply with the requirements of CSD-1 with regard to annexation into the SASD and SRCSD, sewer construction standards, sewer infrastructure, easements, and sewer impact fees. Pacific Gas & Electric Company (PG&E) provides natural gas service to the project area, and operates and maintains tower lines within the project boundaries. The project would be required to comply with the requirements of PG&E for public utility easements and adequate ground clearance from the wires, and that PG&E be allowed to review project plans. SMUD provides electric service to the project area. The project would be required to comply with the requirements of SMUD that the project dedicate utility easements for overhead and underground facilities.

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

XIV. RECREATION

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

a)-b) No Impact. The project consists of commercial land uses and does not propose any housing. The project does not include recreational facilities, increase the use of existing parks, or require the construction or expansion of existing recreation facilities. Therefore implementation of the project will not result in adverse impacts to recreational resources.

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

Discussion/Conclusion/Mitigation:

a-b) Less Than Significant Impact. The project would result in approximately 30,000 square feet of commercial uses. Given the small size of the proposed development, the City’s Public Works department has determined that the proposed project will not exceed either individually or cumulatively a level of service standard established by the county congestion management agency and the projected daily trips generated by the project do not trigger the preparation of a traffic study. Therefore, the project is considered to have a less than significant impact on traffic and established levels of service.

c-g) No Impact. The proposed project site is not located in the vicinity of an airport and project site does not fall within the Clear, Approach/Departure, or Overflight Safety Zones. There are no private airstrips within the vicinity of the project. Furthermore, the project does not propose any structures that would interfere with air traffic patterns. The project does not have any design features that would increase hazards due to inadequate emergency access, inadequate parking capacity, or conflict with any adopted plans or programs supporting alternative

transportation. The project has been reviewed by the City Public Works Department and the project must comply with City parking requirements. Therefore, no impacts are expected.

XVI. UTILITIES AND SERVICE SYSTEMS	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

a) *Less than Significant Impact.* Project construction and grading activities on the site would involve the operation of heavy equipment. Although the project site is relatively flat and the potential for soil erosion is considered low, peak storm water runoff could result in short-term sheet erosion in areas of exposed soils. The compaction of soils by heavy equipment would reduce the infiltration capacity of soils and increase runoff and erosion potential. If uncontrolled, soil materials could result in engineering problems including the blockage of storm drainage channels and downstream sedimentation and possible exceedance of wastewater treatment

requirements. In order to ensure that these issues do not occur, projects disturbing more than one acre are required to obtain a National Pollutant Discharge Elimination System (NPDES) General Construction Activity Storm Water Permit. The project construction contractor is required to file a Notice of Intent under the States NPDES General Construction Permit (CAS00002). This permit requires that a Storm Water Pollutant Prevention Plan (SWPPP) be prepared specifying Best Management Practices (BMPs) to reduce erosion to disturbed soils.

The project is also subject to the City's Land Grading and Erosion Control Ordinance (Ordinance 16.44). This ordinance 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. Adherence and implementation of the above measures would result in a less than significant impact.

b) *Less than Significant Impact.* The proposed project will be served by the County Sanitation District No. 1 (CSD-1) (local collection). Wastewater infrastructure for the proposed project will be placed within roadway right-of-ways throughout the project site and be conveyed to the Sacramento Regional Wastewater Treatment Plant (SRWTP) for treatment. The project is required to connect to the public sewer system consistent with Sacramento County Improvement Standards, and to meet all SASD conditions. Therefore, impacts to existing sewer systems would be less than significant.

Potable water will be supplied by the Sacramento County Water Agency (SCWA) and distributed through the Elk Grove Water Service. SCWA requires the applicant to provide public water service to each building; dedicate maintenance easements in all public and private streets over all water lines to the satisfaction of SCWA prior to Final Map approval; require water intensive commercial permit applicants to conduct a water use efficiency review; and destroy any abandoned wells on the proposed project site in accordance with the requirements of the Sacramento County Environmental Health Division. Therefore, impacts to the existing water systems will be less than significant.

c) *Less than Significant Impact.* The proposed project would be served by the Sacramento Regional County Sanitation District (interceptor collection) and Sacramento Area Sewer District (SASD) (local collection). Storm water drainage will be provided internally throughout the site, connecting to the public system. Therefore, impacts to storm water drainage facilities are considered less than significant.

d) *Less than Significant Impact.* Potable water will be supplied by the Sacramento County Water Agency (SCWA) and distributed through the Elk Grove Water Service. Water demand is to be met by using a combination of groundwater, surface water and recycle water provided by Sacramento County Water Agency Zone 40 (SCWA). The ultimate supply mix is intended to be similar to the recommended water supply alternative described in the Zone 40 Water Supply Master Plan Update. Therefore, impacts to water supply are considered less than significant.

e) *Less than Significant Impact.* The proposed project will be served by the Sacramento Area Sewer District (SASD) (local collection). The project would increase the amount of wastewater flows to the SRWTP and within SASD facilities. Currently, there is sufficient capacity at the SRWTP to accommodate flows from the proposed project. However, as described in the City of Elk Grove General Plan EIR (2003) capacity requirements at the treatment plant are calculated on population based water-flow projects and are not related to specific land uses or designations. The SRWTP Master Plan considered all projected growth within its service area boundaries and provides for a capital program for expansion that addresses regulatory and industry changes in

advanced treatment for potential “add-on” to conventional facilities. Therefore, impacts to wastewater treatment are considered less than significant.

f-g) Less than Significant Impact. The additional waste generated by development within the project area will contribute incrementally to the loss of landfill capacity in the County. However, this contribution to the waste stream was accounted for and planned for in the landfill design capacity. BFI Waste Systems, Inc. (BFI) will be the solid waste hauler for the project. The City has a 10-year contract with BFI to serve the City’s residential solid waste disposal needs that ensures that the landfills it transports waste to have sufficient capacity for the City’s solid waste volumes. Recycling efforts will also help in prolonging the disposal capacity. The project would comply with federal, state and local statutes and regulations related to solid waste. Therefore, the project’s contribution to the waste stream is less than significant

XVII. MANDATORY FINDINGS OF SIGNIFICANCE

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

Does the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

a) *Less than Significant Impact with Mitigation Incorporated.* This initial study found that the proposed project has the potential to impact foraging habitat for Swainson’s hawk. A mitigation measure was identified and would be imposed upon the project to reduce this potentially significant impact to a less than significant level (See mitigation measure BIO-1). This measure requires off-site preservation of comparable habitat or payment of a mitigation fee for Swainson’s hawk habitat.

b) *Less than Significant Impact.* The project would be consistent with the City of Elk Grove General Plan with approval of a Rezone and General Plan Amendment. The project would not create any significant cumulative impacts beyond those described and disclosed in the Elk Grove General Plan EIR adopted by the City Council in 2003. All potential impacts would be reduced through project mitigation measures, implementation of basic regulatory requirements, and/or conditions of approval incorporated into project design.

c) *Less than Significant Impact.* Construction-related air quality, noise, and hazardous materials exposure impacts would occur temporarily as a result of project construction. However, by implementing basic regulatory requirements and project conditions of approval, impacts will be less than significant. The proposed project would not have any direct or indirect adverse impacts on humans because construction effects would be temporary and have been reduced or eliminated by environmental control measures incorporated into the project design. Therefore, the proposed project would have less than significant direct or indirect adverse impacts on humans.

REFERENCES

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