

Project Title: Transit Oriented Development General Plan Amendment

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

Project Location: South of Sheldon Road, west of Elk Grove-Florin Road, east of California Traction Company Railroad tracks (UPRR)

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

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

Zoning: Shopping Center (SC) and AG-5

Contact Person: Mark Schnauffer

Phone Number: (916) 478-2242

Date Prepared: October 2005

Project Description

The proposed project is a General Plan Amendment (GPA) that includes revisions to the Circulation Element, the Land Use Element and the Land Use Policy Map. The GPA would add a new action item (CI 7.1) to the Circulation Element, a new land use designation to the Land Use Element under "Other Designations", and amend the General Plan Land Use Policy Map to classify five (5) parcels as Transit Oriented Development (TOD).

Circulation Element

Policy CI-7 of the Circulation Element "encourages an approach to public transit service in Elk Grove which will provide the opportunity for workers living in other areas of Sacramento County to use all forms of public transit – including bus rapid transit and light rail – to travel to jobs in Elk Grove, as well as for Elk Grove workers to use public transit to commute to jobs outside the city". Newly added language to the Circulation Element would facilitate the implementation of this policy by requiring the City to identify a potential train station location with transit oriented developments nearby.

The following language would be added to the Circulation Element under Policy CI-7.1 to create a new action item:

CI-7.1 The City shall identify a location within the city limits along the existing Amtrak route as a potential train station location. This location shall include transit-oriented developments nearby, including a mix of medium-high density residential, mixed use commercial-residential, and linkages to other transit services including e-tran.

Land Use Element

Although TOD is encouraged within the existing General Plan, the Land Use Element does not contain a specific designation for TOD. In order to clarify the uses associated with TOD and any requirements for TOD, an additional land use designation is proposed. The proposed language would facilitate the identification of areas throughout the City where TOD might be applied.

The following language will be added to Policy LU-2 to include TOD as an allowed land use under the title "Other Designations" (**Table 1**).

**TABLE 1
CITY OF ELK GROVE GENERAL PLAN COMMERCIAL LAND USES
OTHER DESIGNATIONS**

Designation	Description
Transit Oriented Development (TOD)	Allowed land uses should include a mix of Medium and/or High Density Residential and Commercial. First floor commercial with upper floor residential is strongly encouraged. This designation shall be applied to areas identified at or near specific transit uses within the City including train stations, transfer stations, and park-and-ride lots. Proposed TOD projects shall include plans for the necessary transit facility or facilities incorporated into the development.

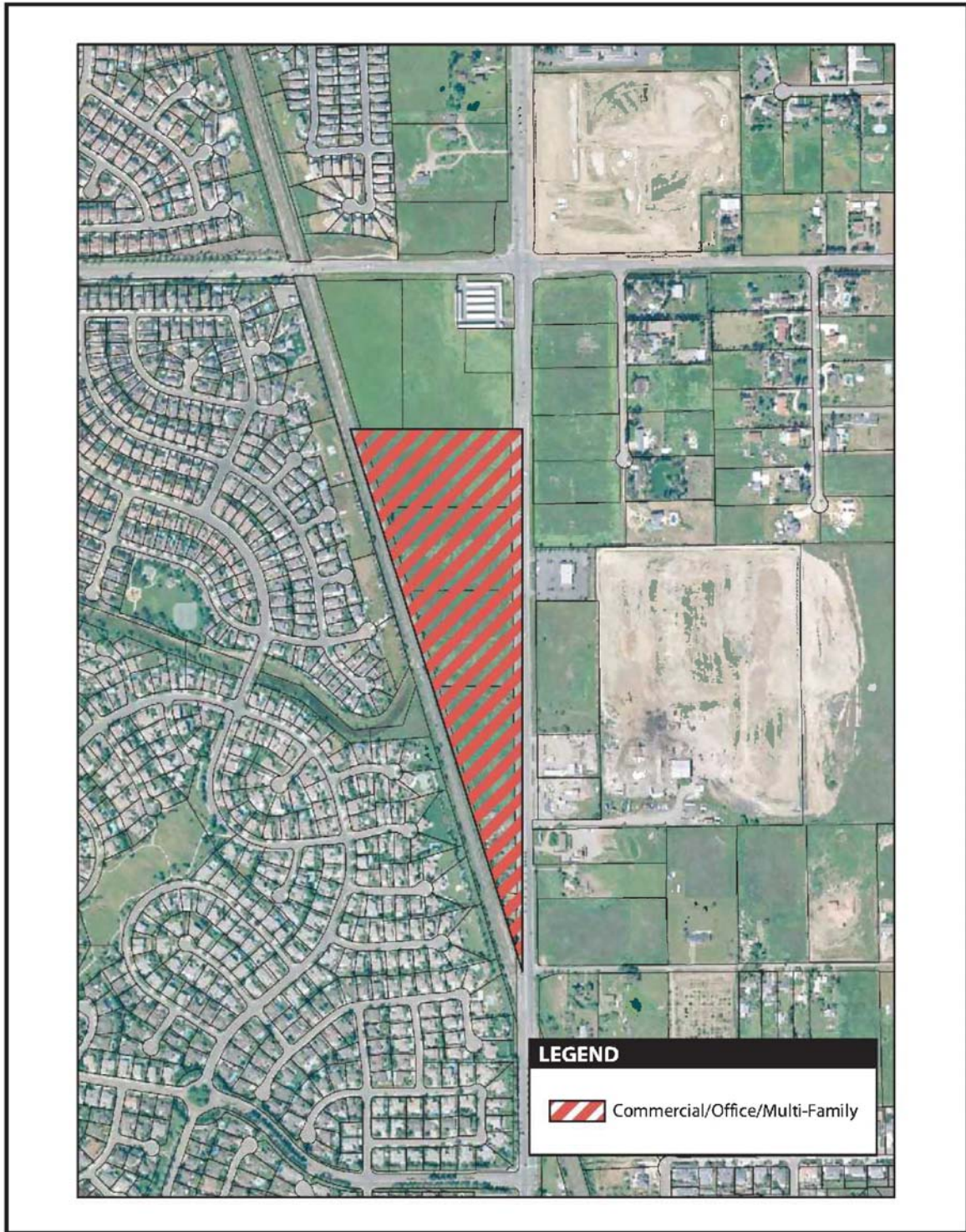
General Plan Land Use Policy Map

Five (5) parcels on the General Plan Land Use Policy Map would be designated Transit Oriented Development (TOD) (**Figures 1 and 2**). The GPA involves parcel numbers 116-0042-007, 023, 024, 025, and 028 within the City of Elk Grove. The project parcels total 19.67± gross acres and are located south of Sheldon Road, east of the Union Pacific Railroad (UPRR) tracks and west of Elk Grove-Florin Road.

The existing General Plan land use designation for the project site is Commercial/Office/Multi-family. **Table 2** identifies the land uses currently allowed under this designation. The uses allowed under the proposed TOD designation area are currently allowed under the Commercial/Office/Multi-Family designation. However, the TOD designation would restrict the allowed land use to those associated with transit facilities so the range of allowed land uses would decrease. No change to the zoning designation of the current parcels is proposed (**Figure 3**).

TABLE 2
CITY OF ELK GROVE GENERAL PLAN COMMERCIAL LAND USES

Designation	Allowed Uses
Commercial/Office/Multi-Family	Generally characterized by office, professional and retail uses in any mix. Also includes high-density residential development.



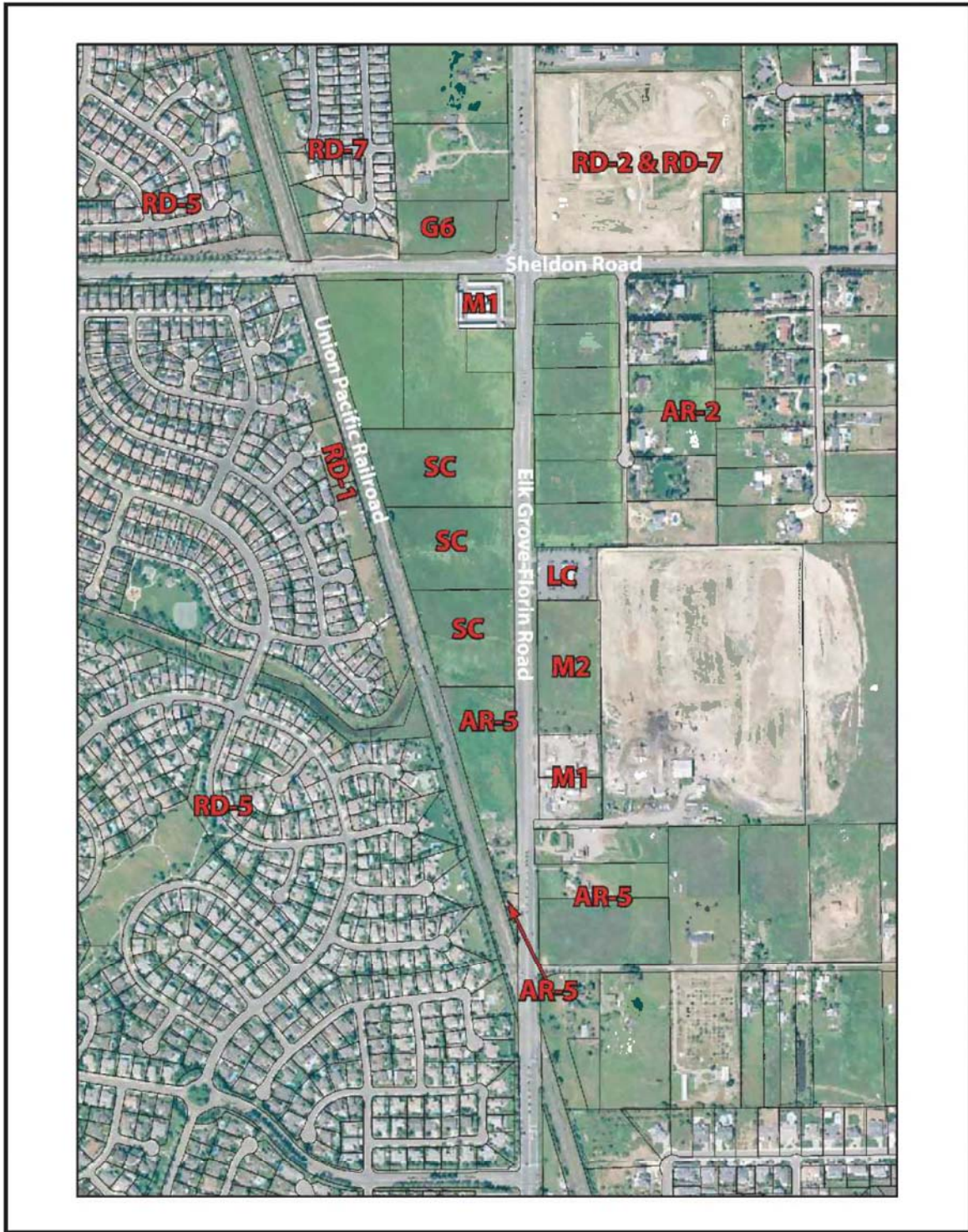
**City of Elk Grove
Development Services**

**Figure 1
Existing General Plan
Land Use Designations**



**City of Elk Grove
Development Services**

**Figure 2
Proposed General Plan
Land Use Designations**



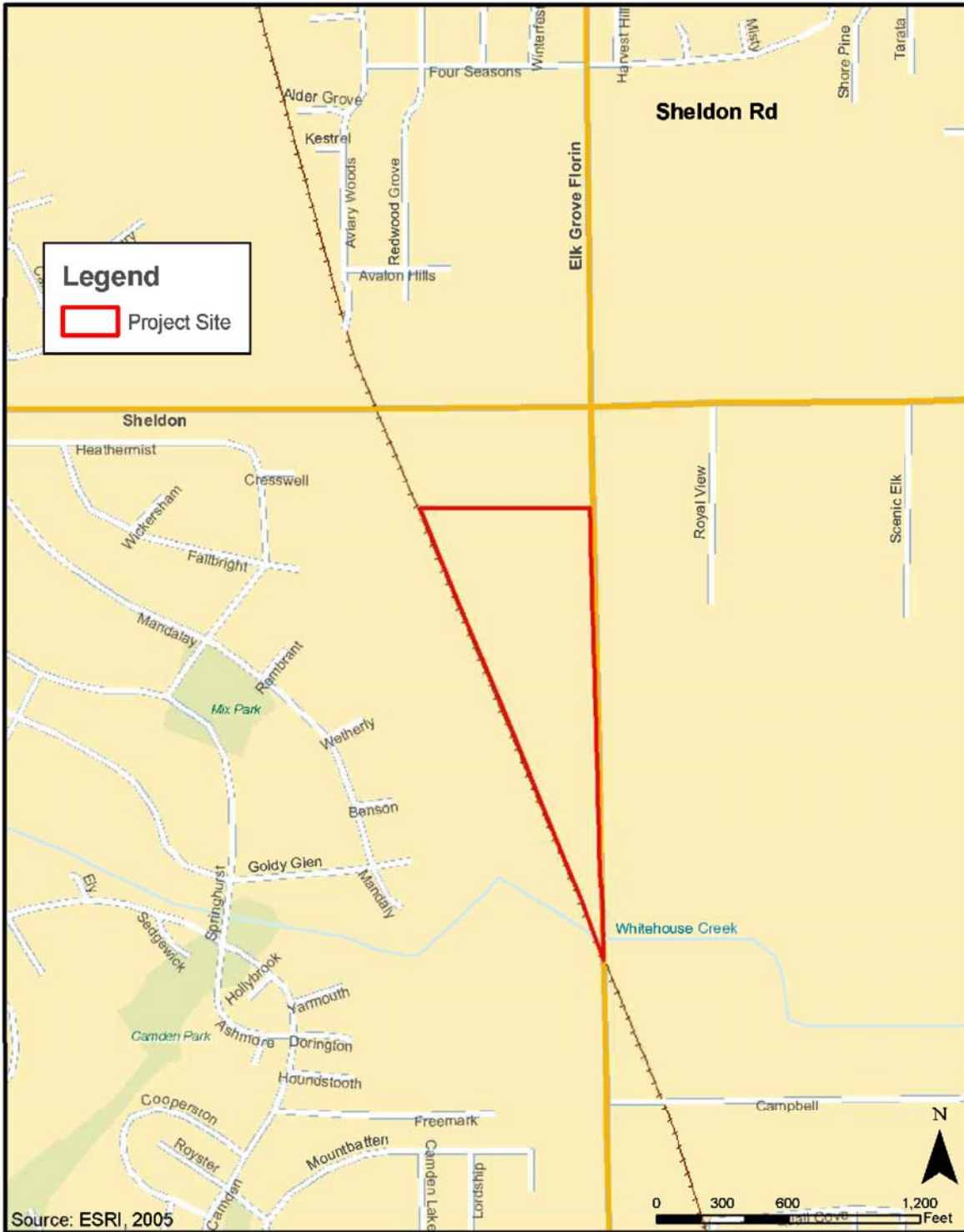
City of Elk Grove
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Figure 3
Zoning Map

Project Location and Setting

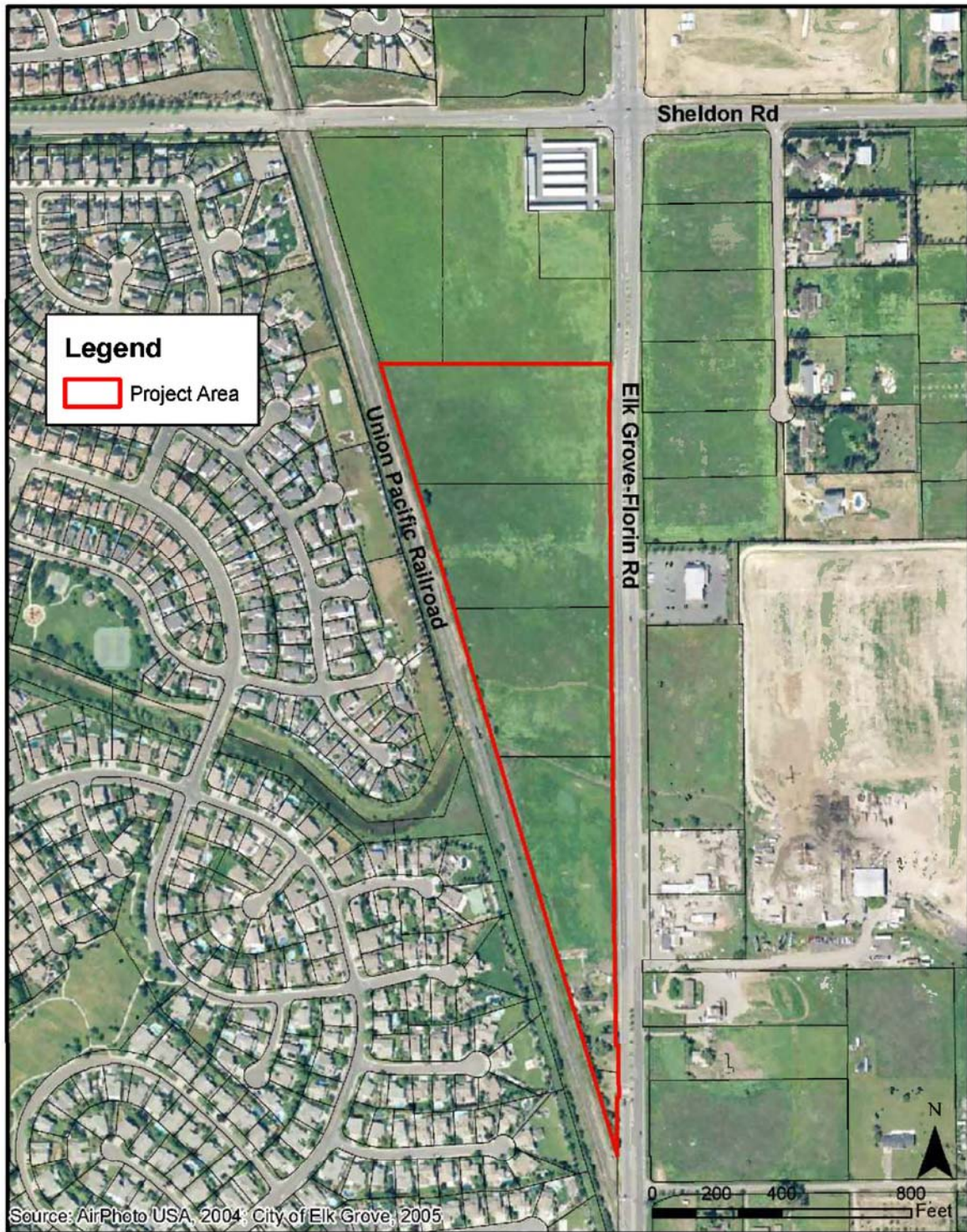
The project site is located in the central portion of the City of Elk Grove. The site is bounded by the UPRR tracks on the west, vacant land on the north which has been approved for a high density single-family residential project, Elk Grove-Florin Road on the east and the intersection of the UPRR and Elk Grove-Florin Road on the south (**Figures 4 and 5**).

Single-family residential uses are located to the west beyond the UPRR. To the east of Elk Grove – Florin Boulevard the uses vary between residential, commercial and industrial. The railroad is raised above grade and separated from neighboring residential uses to the west by a masonry soundwall. The triangular shaped project site is mostly vacant with a single-family residence and associated out buildings located in the southern portion. The site has been graded and is covered with grasses.



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Figure 4
Project Location Map



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**Figure 5
Project Area Map**

Regulatory Requirements, Permits, and Approvals

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

- Adopt the General Plan Amendment –Transit Oriented Development Negative Declaration consistent with the requirements set forth under the CEQA Guidelines Section 15074.
- Adopt the General Plan Amendment revising the Land Use Element and Circulation Element and changing the Land Use Policy Map as described under the Project Description above.

No further entitlements are proposed with this project. In the event development of the site is considered, project-level analysis will be performed at the time of application submittal. Construction of a train station, bus stop, commercial and/or residential would be considered discretionary and would be evaluated under CEQA.

Subsequent actions that may be taken by the City regarding the project include review and approval of subsequent development applications. Additional approvals and permits from local, regional, state and federal agencies for subsequent development projects may include, but are not limited to the following:

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

Environmental Factors Potentially Affected:

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

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

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

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

Planner's Signature

Date

Planner's Printed Name

Mark Schnauffer

City of Elk Grove

Development Services - Planning

PURPOSE OF THIS INITIAL STUDY

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

EVALUATION OF ENVIRONMENTAL IMPACTS

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

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

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

a-d **Less Than Significant Impact.** The proposed project is located in an area undergoing urban expansion. The site and surrounding area are generally flat and do not contain any scenic vistas. Further, construction of the project would not obstruct or disrupt views of a scenic vista. The site is covered with weeds and grasses with a few scattered trees. The site does not contain any thick stands of trees, rock outcroppings or historic buildings. Therefore, no impacts to scenic resources would occur.

The proposed project does not result in any change to the allowed land uses on the parcels associated with the project. While the project will require future development to be oriented toward transit, currently, commercial, office and multi-family uses are allowed on the project site. The allowed development associated with the TOD use would not change with the implementation of this project. For example, the allowed density, height, footprint, etc. would not change as a result of the project. Impacts associated with development under the project would be consistent with those evaluated in the General Plan EIR (SCH # 2002062082 – Certified 11/15/03). The General Plan EIR determined the impacts to the alteration of scenic resources to be significant and unavoidable. However, at the time of adoption of the EIR, the City Council adopted Findings of Fact and a Statement of Overriding Considerations, which addressed significant and unavoidable impacts to scenic vistas. The impacts to daytime and nighttime glare were considered less than significant with mitigation. No new or increased impacts to scenic vistas, daytime and nighttime glare would occur as a result of the proposed project. Therefore, impacts to scenic vistas, scenic resources, visual quality or character and light/glare as a result of the proposed GPA would be less **than significant**.

II. AGRICULTURAL RESOURCES

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

Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>a) No Impact. The Important Farmland Map for Sacramento County designates the project site as Farmland of Local Importance (Figure 4.1-1 in the Elk Grove General Plan EIR, 2003). However, the General Plan Land Use element designates the project site as Commercial/Office/Multi-Family indicating conversion of the site from agricultural to urban uses was anticipated as part of the General Plan and the City of Elk Grove Incorporation EIR. Findings of Fact and a Statement of Overriding Considerations were adopted for loss of important farmlands (Prime Farmland, Unique Farmland, and Farmland of Statewide Importance) for the Elk Grove General Plan EIR. The project would not increase or intensify the use already allowed in the General Plan; therefore, there would be no impact to important farmlands.</p> <p>b) No Impact. No Williamson Act Contracts are located on the project site. Furthermore, no Williamson Act Contracts are located in the immediate vicinity of the project site as shown in Figure 4.1-2 (Williamson Act Contracts) of the Elk Grove General Plan EIR (Elk Grove, 2003). Therefore, no impacts to Williamson Act Contracts would occur.</p> <p>c) Less than Significant Impact. The proposed project site is located in an area that is urbanizing. Parcels adjacent to the site on the north are designated Low Density Residential and on the east side parcels are Light Industrial and Commercial. The UPRR separates the project site from Estate Residential and Low Density Residential Uses to the west. The project site is designated as Farmland of Local Importance. However, the site is mostly vacant with a single-family residence on one end of the site and is not being used for agricultural purposes. The Elk Grove General Plan EIR identified the impacts from the interface between agricultural and urban uses as significant and unavoidable. At</p>				

the time of adoption of the EIR, the City Council adopted Findings of Fact and a Statement of Overriding Considerations, which addressed the significant and unavoidable impacts for the interface between agricultural and urban uses. The impacts have been addressed in the Elk Grove General Plan EIR (SCH # 2002062082) and no new or increased impacts from the project would occur; therefore the impacts are considered **less than significant**.

III. AIR QUALITY

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

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

d) **a-f) *Less than Significant Impact.*** The project is a General Plan Amendment that includes revisions to the Circulation and Land Use Elements and an update to the General Plan Land Use Policy Map. The intent of this project is to require Transit Oriented Development on a project site where Commercial/Office/ Multi-Family uses have previously been identified within the City of Elk Grove General Plan. Development allowed under the proposed project would be consistent with the land uses previously addressed in the Elk Grove General Plan EIR (SCH #2002062082). The General Plan EIR identified construction-related and operation related emissions impacts as significant and unavoidable. With the adoption of the EIR, the Elk Grove City Council adopted Findings of Fact and a Statement of Overriding Considerations, which addressed the significant and unavoidable impacts for these Air Quality issues. The impacts from the proposed project would be consistent with those already addressed in the Elk Grove General Plan EIR and no new or increased impacts would occur. As previously stated no entitlements are proposed with the project. Therefore, the project would not conflict with or obstruct implementation of the applicable air quality plan; violate any air quality standard or contribute substantially to an existing or protected air quality violation; result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality

standard; result in significant construction-related air quality impacts; expose sensitive receptors to substantial pollutant concentrations; or create objectionable odors. The impacts are considered **less than significant**.

IV. BIOLOGICAL RESOURCES	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>a-e) Less than Significant Impact. The Implementation of the project would not result in any significant impacts to special-status species, riparian or sensitive habitat or conflicts with local policies. The development of the project site was anticipated under the Elk Grove General Plan and impacts associated with development were addressed in the Elk Grove General Plan EIR (SCH#2002062082). The EIR identified the following impacts as significant and unavoidable: a) Potential Disturbance to Special-Status Plant Species; and b) Special-Status Wildlife Species and Associated Habitat Impacts. Findings of Fact and a Statement of Overriding Considerations for the significant and unavoidable</p>				

impacts were adopted for the General Plan EIR on November 15, 2003. In addition the EIR identified the following impacts as Potentially Significant: a) Disturbance to Special-Status Plan Species; and b) Sensitive Habitats and Locally Important Resources. These impacts were reduced to Less Than Significant with the implementation of General Plan policies and Mitigation Measures. Therefore, the impacts from this project are considered **less than significant**.

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

V. CULTURAL RESOURCES	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>a-d) Less than Significant Impact. Implementation of the proposed project would not result in new impacts to cultural resources as identified in the Elk Grove General Plan EIR (SCH 2002062082), which anticipated development of the project site with commercial/office/multi-family uses. The General Plan EIR identified the Cultural Resource impacts to be Less than Significant. The uses allowed under the proposed project are currently allowed under the existing General Plan land use designation. Upon adoption of this document by the City of Elk Grove, appropriate correspondence will be filed with the State of California in accordance with Senate Bill 18. Future development on the project site would be required to comply with compliance with General Plan policies HR-1, and HR-6, along with associated action items, which would reduce impacts to these resources to a less than significant level. Therefore, impacts from the proposed project are considered to be less than significant.</p>				

VI. GEOLOGY AND SOILS	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a)				
i) <i>Less than Significant Impact.</i> Based on geologic maps and aerial photographs of the City, no active or potentially active faults underlie the area. Additionally, the City is not located within an Alquist-Priolo Fault Study Zone. Thus, the potential for a fault is unlikely. As stated in the Elk Grove General Plan EIR (SCH #2002062082), the closest fault is 19 miles northwest of the City of Sacramento. Furthermore, the majority of soils beneath the City consists of alluvial and floodplain deposits. These soil types contain silt and sand that could be subject to liquefaction during				

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

No entitlements are requested as part of the project. Development of the site would be in accordance with Title 24, Chapter 23 of the California Code of Regulations (1991 Edition of the California Building Code, with January 1, 1993 supplements) for Seismic Zone 3 is considered sufficient to prevent significant damage to buildings as a result of seismic ground shaking. Thus, the potential adverse effects from seismic ground shaking, ground failure, or landslides are **less than significant**, and were addressed in the City of Elk Grove General Plan EIR.

- ii) ***Less than Significant Impact.*** Any major earthquake damage in the City of Elk Grove is likely to occur from ground shaking and seismically related ground and structural failures. Local soil conditions, such as topography, soil strength, thickness, density, water content, and firmness of underlying bedrock affect seismic response. Seismically induced shaking and some damage should be expected to occur but damage should be no more severe in the project area than elsewhere in the region. Therefore, this impact is considered **less than significant**.
 - iii) ***No impact.*** There are no known geological hazards caused by ground failure or liquefaction, which would prevent use of the site. Therefore, **no impact** would occur.
 - iv) ***No impact.*** The ground is level and approval of the project would not expose people or structures to potential landslides. Therefore, **no impact** would occur.
- b) ***Less than Significant Impact.*** Some soil erosion is expected during construction, but loss of topsoil is not a significant issue. The Elk Grove General Plan EIR (SCH E2002062082) identified impacts associated with soil erosion as less than significant. The proposed project would not result in new or increased impacts for soil erosion beyond those identified in the Elk Grove General Plan EIR. No development is proposed with the project. Future development would be required to comply with existing codes, which regulate land grading, and erosion control if construction occurs during winter months (October-March). Therefore, this impact is considered **less than significant**.
 - c) ***No Impact.*** The Elk Grove General Plan EIR (SCH #2002062082) identified impacts from unstable soil properties as potentially significant unless mitigation measures are incorporated, reducing the impacts to less than significant. The project does not proposed any construction at this time. Future development would require additional CEQA review and mitigation measures would be included if deemed necessary. Therefore, this impact is considered **less than significant**.
 - d) ***Less than Significant Impact.*** The project site has the potential for low expansive soils according to the City of Elk Grove General Plan. Expansive soils primarily are composed

of clays with a significant capacity to shrink and swell with seasonal moisture fluctuation. Future development would be required to prepare a Soil Report prior to issuance of a building permit (in accordance with the Grading Ordinance and the UBC) where potential expansive soils are present. If expansive soils were determined to be present, corrective measures as defined by the UBC would be implemented. Therefore, this impact is considered **less than significant**.

- e) **No Impact.** The project does not propose any construction at this time. Septic or alternative wastewater disposal is not proposed. Should future development occur, the project would be required to connect to City water and sewer services and would not use septic systems. Therefore, **no impact** would occur.

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

environment through the routine transport, use or disposal of hazardous materials; create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment; or emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school.

- d) **No Impact.** Figure 4.4-1 of the Elk Grove General Plan EIR (City of Elk Grove, 2003) depicts hazardous materials sites throughout the City. The project site is not among those listed. Therefore, the project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. **No impact** would occur.
- e-f) **Less than Significant Impact.** The nearest airport/airstrip to the project site is the Sunset Sky ranch, located at 9925 Grant Line Road, which is approximately 4 miles southeast of the project site. This facility is regulated by the California Department of Transportation Division of Aeronautics. The Comprehensive Land Use Planning (CLUP) Area for this facility indicates that commercial, office and multiple-family dwellings are compatible with this area (Sacramento County, 1995). The CLUP also indicates the project site is located outside of the overflight zone (Safety Area 3), which covers the widest area for flight safety. The normal operations of this facility would not result in safety related or other adverse impacts to people working at or near the project site. Therefore, this impact is considered **less than significant**.
- g) **No Impact.** Upon incorporation, the City of Elk Grove adopted the Sacramento County Multi-Hazard Disaster Plan (SCMDP), which was established to address planned response to extraordinary emergency situations associated with natural disasters and technological incidents. The Plan focuses on operational concepts relative to large-scale disasters, which can pose major threats to life and property requiring unusual emergency responses. Additionally, the City adopted the Sacramento County Area Plan (SCAP), which is used as a guideline for hazardous material related accidents or occurrences. The purpose of the SCAP is *"To delineate responsibilities and actions by various agencies in Sacramento County required to meet the obligation to protect the health and welfare of the populace, natural resource (environment), and the public and private properties involving hazardous materials."* The project would not impede or 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 the UPRR and residential development on the west, residential development on the north, and Elk Grove-Florin Road on the east. Based on the site's location in an urban area, it would not be subject to wildland fire. **No impact** would occur.

VIII. HYDROLOGY AND WATER QUALITY

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

VIII. HYDROLOGY AND WATER QUALITY

Would the project:

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

a) & f) **Less than Significant Impact.** The proposed project does not propose any development and would not result in the violation of any water quality standards or the degradation of water quality. Future development of the project site with comparable uses (commercial/office/multi-family) was addressed in the Elk Grove General Plan EIR (SCH #2002062082) and the proposed TOD designation and test revisions to the General Plan would not increase potential impacts. The General Plan EIR identified Construction Surface Water Quality and Operation Surface Water Quality impacts as less than significant. Although no development is proposed with this project, future development would be required to comply with General Plan policies CAQ-5, CAQ-12, CAQ-17, CAQ-19, and CAQ-21, which provide water quality protection and would minimize these impacts to a less than significant level. Therefore impacts from this project are considered **less than significant**.

b) **Less than Significant Impact.** The Elk Grove General Plan EIR (SCH #2002062082) identified the impacts to the increased water demand as significant and unavoidable. At the time of adoption of the EIR on November 15, 2003, the City Council adopted Findings of Fact and a Statement of Overriding Considerations, which addressed significant and unavoidable impacts for increased water demand. Implementation of the proposed project would not cause increased groundwater consumption, and no development proposed at this time. Future development of on the project site would be required to connect to water service through Elk Grove Water Works/Zone 40. Future development would require discretionary review, which would in turn require additional CEQA consideration and any impacts identified would be mitigated for through the CEQA process. Therefore, impacts are considered **less than significant**.

c-d) **Less than Significant Impact.** The project would not alter the course of any stream or river as no development is proposed with this project. Future proposals of specific TOD uses on the project site would be considered discretionary and would require further evaluation under CEQA. Therefore, impacts are considered **less than significant**.

e-f) **Less than Significant Impact.** The Elk Grove General Plan EIR (SCH #2002062082) identified impacts to Groundwater Quality to be potentially significant. The EIR determined that with implementation of General Plan policies and mitigation, the impacts would be reduced to less than significant. The proposed project does not project any development at this time and no additional impacts to water quality are anticipated. Therefore, impacts are considered **less than significant**.

g-h) **Less than Significant Impact.** The floodplain for Whitehouse Creek is located on the project site. However, the project site is not located in a flood zone as depicted on FEMA hazard map for the Elk Grove Area. Elk Grove General Plan policies SA-14, SA-17

and SA-18 govern development within floodplain areas. Compliance with these policies would reduce hazards to life and property to acceptable levels. Therefore, flooding impacts associated with the proposed project are considered **less than significant**.

- i) **No Impact.** The Elk Grove General Plan EIR does not identify flooding as a result of levee or dam failure as having a potential to expose people or structures to a significant risk of loss injury or death in Elk Grove. Therefore, **no impact** would occur.
- j) **No Impact.** The City of Elk Grove is not located in an area subject to seiche, tsunami or mudflow. The Elk Grove General Plan does not identify any impacts relative to these events. Therefore, **no impact** would occur.

IX. LAND USE AND PLANNING	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) No impact. The proposed would not physically divide an established community. The Elk Grove General Plan (SCH #2002062082) identified Land Use Conflicts as less than significant. Since there is no habitat conservation plan (HCP) or natural community plan in existence, the proposed project would not be in conflict with any plan. Therefore, no impacts would occur as a result of this project.				
b) No impact. The proposed project is consistent with the land uses allowed by the Commercial/Office/Multi-Family Land use designation. Future development of the project site may require a rezone. However, no entitlements are currently required and a rezone would be considered in the future, depending on the purposed use and entitlements requested. Therefore the project would not conflict with a land use plan, policy or regulation. No impact would occur.				
c) No impact. The project would not conflict with any applicable habitat conservation plan or natural community conservation plan. No impact would occur.				

X. MINERAL RESOURCES	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>a-b) No Impact. According to Surface Mining and Reclamation Act (SMARA) Special Report 156, the project area is located in the MRZ-3 classification. This classification is defined as areas “containing aggregate deposits, the significance of which cannot be evaluated from available data.” No significant mineral resources have been identified in the project area. The Elk Grove General Plan EIR (Elk Grove, 2003) identified that development of the General Plan, which anticipated urbanization of the project site, would not result in impacts to mineral resources. Therefore, no impact to mineral resources would occur.</p>				

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

a-d) **Less than Significant.** The project would amend the language in the Circulation and Land Use Elements of the General Plan and amend the General Plan Land Use Policy Map to specify TOD uses on the project site. Development that would be allowed under the proposed project is already allowed under the current General Plan land use designations and would not create permanent noise impacts or violate noise standards above the impacts previously discussed in the Elk Grove General Plan EIR (SCH #2002062082). The General Plan EIR determined the noise levels from traffic were significant and unavoidable. Findings of Fact and a Statement of Overriding Considerations for the significant and unavoidable impacts from noise was adopted for the General Plan EIR on November 15, 2003. Future development of the site would be required to comply with General Plan policies NO-1 through NO-4 and NO-7 through NO-10 along with associated action items, which establish noise level performance standards, would help minimize permanent noise impacts. The impact of the proposed project would be **less than significant**.

e-f) **No Impact.** The Sunset Sky ranch, a privately owned, public use facility for light airplanes is located approximately 4 miles southeast of the project site. Furthermore, the project

site is not located within any of the clear, approach/departure and overflight zones for this facility (Figure 4.4-2 of the Elk Grove General Plan EIR, 2003).

Noise impacts from this facility were analyzed in the Sunset Sky ranch Airport Comprehensive Land Use Plan (CLUP). The 60 CNEL noise contour for the Sunset Sky ranch Airport is considered the airport's noise impact boundary. The project site falls over five miles outside of this contour. Therefore, the proposed project would not be adversely affected by excessive noise from the airport and **no impact** would occur.

XII. POPULATION AND HOUSING	Potentially Significant Impact	Potentially Significant Unless 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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>a-c) Less than Significant Impact. The proposed project would designate the project site for TOD uses. The site was anticipated for commercial/office/multi-family uses in the General Plan and implementation of the project would not result in new allowed uses. Development of the site was addressed in the General Plan DIR (SCH #2002062082). The project would not result in increased or additional impacts to population growth or the displacement of persons or housing beyond those identified in the General Plan EIR. Although the project site is currently occupied by one house and associated "out buildings", if future development occurs, the removal of the house is not considered a displacement of substantial numbers of persons or housing. Therefore, impacts to population and housing are considered less than significant.</p>				

XIII. PUBLIC SERVICES

Would the project result in:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

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

a) **Less than Significant Impact.** The project site is located in the Elk Grove Community Services District Fire Department service area. Three stations are located in the vicinity of the project site. These include Station 71 (Elk Grove Boulevard near Emerald Oaks), Station 73 (Bond Road west of Bradshaw Road) and Station 76 (Sheldon Road east of Elk Grove-Florin Road, approximately three-quarters of a mile west of the project site). The Elk Grove General Plan EIR (SCH #2002062082) determined the impacts to fire service would be less than significant. The project proposes a GPA for TOD use of the project site, but no development is proposed nor are entitlements requested. Future TOD uses would be required at the time of entitlements to comply with the requirements of the Elk Grove Community Services District Fire Department regarding access, water mains, fire flow, brush clearance and hydrants. There would be a **less than significant** impact on fire protection services.

b) **Less than Significant Impact.** The project site is located within the service area of the City of Elk Grove Police Department. The police department is provided through a contract with the Sacramento County Sheriff's Department (SCSD). The City's contract with the SCSD is effective through June 30, 2006. The contract will automatically renew unless the City cancels it in order to establish its own police department. The Elk Grove General Plan EIR (SCH #2002062082) determined the impacts to police service would be less than significant. The proposed project would result in TOD uses on the project site, which are allowed by the existing General Plan designation. Development of the project site with commercial/office/multi-family uses was considered in the General Plan EIR (SCH #2002062082). Implementation of the project would not result in new or increased impacts. Therefore, impacts to police protection would be **less than significant**.

c) **Less than Significant Impact.** The project site is located within the Elk Grove Unified School District. The EGUSD is currently impacted, overcrowded and experiencing a high

rate of growth (Elk Grove, 2004). Mechanisms in place to offset impacts to schools include but are not limited to Prop 47 funds, increasing developer and local tax fees, and issuing local general obligation bond funds. The Leroy F. Green School Facilities Act of 1998, which governs a school district's authority to levy school impact fees would also assist in mitigating impacts to schools. Finally, California Government Code Sections 65995(h) and 65996(b) note that payment of fees provide full and complete school facilities mitigation. The Elk Grove General Plan EIR (SCH #2002062082) determined the impacts to Elk Grove schools would be less than significant. The proposed project does not result in any change to the allowed land uses on the parcels associated with the project. While the project requires TOD, these uses are currently allowed on the project site. The allowed development associated with TOD (density, massing, etc.) would not change with the implementation of this project. Potential impacts would be consistent with those evaluated in the General Plan EIR (SCH # 2002062082) with regards to Commercial/Office/Multi-Family land use designations. Therefore, with the payment of statutory fees, in keeping with Section 65996 of the Planning and Zoning Laws, impacts to schools would be **less than significant**.

- d) ***Less than Significant Impact.*** The project site is located within the boundaries of the Elk Grove Community Services District Department of Parks and Recreation service area. 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 city is currently in the process of updating their park dedication requirements. This project will be required to adhere to those dedication requirements when developed. The proposed GPA does not result in any change to the allowed land uses on the parcels associated with the project but does require TOD for the project site. Potential impacts from the General Plan Amendment would be consistent with those evaluated in the General Plan EIR (SCH #2002062082). Therefore, impacts to parks and recreation are considered **less than significant**.

- e) ***Less than Significant Impact.*** The Elk Grove General Plan EIR (SCH #2002062082) determined the impacts to additional public services, i.e. electric, telephone, natural, etc. would be less than significant. The proposed project does not result in any change to the allowed land uses on the parcels associated with the project. While the project requires TOD, these uses are currently allowed on the project site. Therefore, impacts to other public services are considered **less than significant**.

XIV. RECREATION	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>a-b) Less than Significant Impact. The proposed project is a General Plan Amendment to add new language to the Circulation and Land Use Elements and change the land use designation on the General Plan Land Use Policy Map from commercial/office/multi-family to TOD. No development is proposed at this time. However, urbanization of the site was considered under the Elk Grove General Plan EIR and the proposed designation would allow uses already allowed under the existing General Plan designation. Impacts to recreational facilities would remain consistent with those identified in the Elk Grove General Plan EIR (SCH #2002062082). The General Plan EIR determined there would be a less than significant impact on park and recreation related services. Therefore, impacts to recreation are considered less than significant.</p>				

XV. TRANSPORTATION/TRAFFIC	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a)-b) Less than Significant. The GPA would not cause an increase in traffic from that which was considered in the Elk Grove General Plan EIR (SCH #2002062082). The General Plan EIR identified the impacts from increased traffic would be significant and unavoidable. Findings of Fact and a Statement of Overriding Considerations for the significant and unavoidable impacts from traffic were adopted for the General Plan EIR on November 15, 2003. The General Plan land use designation for the project site is commercial/office/multi-family and was analyzed under the Elk Grove General Plan EIR. The uses allowed under TOD are allowed under the existing commercial/office/multi-family designations. Therefore, the project would not result in increased or new traffic impacts. Future development proposals would be analyzed for additional uses based on the specific use proposed and requested entitlements. Therefore, no impacts would occur from the project.				
c) No Impact. The proposed project is located approximately 4 miles southeast of the Sunset Skyranch and is not located within any of the airport's safety zones. Therefore, no impacts to air traffic patterns would occur.				

- d)-f) **No Impact.** The proposed project would not create any new hazards due to design features, inadequate emergency access and parking capacity. No development is proposed as a part of the project. Hazards due to design, inadequate emergency access and parking capacity would be similar to those addressed in the Elk Grove General Plan EIR (SCH #2002062082) as the TOD uses proposed by the project are allowed under the existing commercial/office/multi-family designation.
- g) **No Impact.** The proposed project would not conflict with adopted plans or policies regarding alternative transportation. The proposed GPA would require a train station and TOD use on the project site would comply with the current General Plan which encourages the development and use of alternative transportation and TOD uses. Therefore, **no impact** would occur.

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

a), c) – g) **Less than Significant Impact.** The proposed project would not result in greater impacts to wastewater treatment requirements and capacity, storm water drainage facilities, and solid waste that the impacts identified in the Elk Grove General Plan EIR (SCH #200206082). The General Plan EIR identified the cumulative wastewater impacts significant and unavoidable. Finding of Facts and a Statement of Overriding Considerations for the significant and unavoidable impacts was adopted for the General Plan EIR on November 15, 2003. The proposed GPA to amend the language of the existing Circulation and Land Use Elements and the amendment of the General Plan Land Use Policy Map to require TOD on the project site does not propose any development at this time. The TOD designation would not result in land uses beyond those allowed under the existing General Plan commercial/office/multi-family designation. Future development would be required to comply with General Plan

policies including PF-3 through PF-14 and CAQ 25, which ensure that adequate facilities are provided. Therefore, these impacts are considered **less than significant**.

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

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

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

XVII. MANDATORY FINDINGS OF SIGNIFICANCE

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

Does the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Less than Significant Impact. The proposed project would result in text changes to the General Plan and the addition of a land use designation. The TOD designation would not increase the uses allowed on the project site. As increased uses would not occur, impacts would be consistent with those analyzed in the General Plan EIR (SCH #2002062082) and the project would not result in new increased impacts to biological or cultural resources. These issues are considered less than significant .				
b) Less than Significant Impact. The project would revise language within the General Plan Circulation and Land Use Elements and create an additional land use designation on the General Plan Land Use Policy Map. The TOD designation would not result in land uses beyond those allowed under the existing General Plan commercial/office/multi-family designation. Urbanization of the project site was addressed in the Elk Grove General Plan EIR. The Elk Grove General Plan EIR (SCH #2002062082) identified cumulative significant impacts with regard to the following: Agriculture, Land Use, Transportation and Circulation, Noise, Air Quality, Hydrology and Water Quality, Biological Resources, Public Services, and Visual Resources/Light and Glare. Findings of Fact and a Statement of				

Overriding Considerations were adopted for all significant and unavoidable impacts with the adoption of the General Plan EIR on November 15, 2003. . Therefore these impacts would be considered **less than significant**.

- c) ***Less than Significant Impact.*** The proposed project is a GPA to the language in the Circulation and Land Use Elements and a change in the designation of five (5) parcels on the General Plan Land Use Policy Map. The Elk Grove General Plan identified impacts to Agriculture, Land Use, Transportation and Circulation, Noise, Air Quality, Hydrology and Water Quality, Biological Resources, Public Services, and Visual Resources/Light and Glare as significant and unavoidable. Findings of Fact and a Statement of Overriding Considerations for the significant and unavoidable impacts were adopted for the General Plan EIR on November 15, 2003. The TOD designation would not result in land uses beyond those allowed under the existing General Plan commercial/office/multi-family designation; therefore no increase to noise, light/glare, hazards, air quality or other impacts to humans would occur as a result of the project. These impacts are considered **less than significant**.

REFERENCES

1. Bollard and Brennan. Environmental Noise Assessment Sheldon Road/Coventry Project. June 30, 2004.
2. City of Elk Grove Incorporation, DEIR, October 5, 1998
3. City of Elk Grove. *City of Elk Grove General Plan*. Elk Grove, CA. 2003.
4. City of Elk Grove. City of Elk Grove General Plan EIR, Elk Grove, CA. 2003.
5. City of Elk Grove. Coventry Mitigated Negative Declaration, October 2004.
6. City of Elk Grove. General Plan Amendment Initial Study, October 2005.