



Project Title: EG-05-840 Vista Creek Unit #3

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

Project Location: Just east of the intersection of Waterman Road and Brown Road

Project Sponsor's Name and Address: Khalid and Nyla Chaudhry 1673 Diamond Woods Circle
Roseville, CA 95747

General Plan Designation(s): Estate Residential (RD 0.6 – 4.0 du/acre)

Zoning: AR-5

Contact Person: Mark Schnauffer

Phone Number: (916) 478-2242

Date Prepared November 16, 2005

Project Description

The proposed project is located in the northern portion of the City of Elk Grove approximately one-quarter mile southeast of the intersection of Calvine Road and Waterman Road (**Figure 1**). The site is directly east of Brown Road. The project includes a rezone of one parcel totaling 13.5± acres, from AR-5 to RD-4 (**Figure 2**) and a Tentative Subdivision Map creating up to 30 single-family residential parcels (**Figure 3**). This type of development is consistent with the City of Elk Grove General Plan, which designates the site as Estate Residential (RD .6 - 4.0 du/acre). The site has one home on it, which will be removed.

The project would be similar to the single-family residential development directly north of the site. The lots created meet the minimum RD-4 zoning specification. Typical lots are 71' x approximately 120'.

The project will primarily be accessed by Brown Road from Waterman Road. Secondary access will be provided by Jordan Ranch Road.

Environmental Setting and Surrounding Land Uses

The existing project site is primarily vacant except for one home of approximately 2,500 square feet and a detached garage under 1,000 square feet. The site is generally flat with some ornamental trees and non-native grasses. Several powerlines traverse the site in existing easements, and two towers are located within those easements. There are no significant

topographic or hydrologic features on the site. The project site is located in a an area with single family residential of various densities in the vicinity. The surrounding land uses are summarized in Table 1-1.

Table 1-1. Land Use Designations and Existing Uses

	General Plan Designation	Zoning Designation	Existing Use
Project Site	Estate Residential (0.6 to 4.0 du/ac)	AR-5	One single family home
North	Estate Residential (0.6 to 4.0 du/ac)	RD-4	Single family residential
East	Estate Residential (0.6 to 4.0 du/ac)	AR-5	Single family rural residential
South	Estate Residential (0.6 to 4.0 du/ac)	AR-5	Single family rural residential
West	Low Density Residential (4.1 to 7.0 du/ac)	RD-5	Single family residential

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

Sacramento Metropolitan Air Quality Management District
 Regional Water Quality Control Board (Storm Water General Permit)

Other Project Assumptions.

The Initial Study assumes compliance with all applicable State, Federal, and Local Codes and Regulations including, but not limited to, City of Elk Grove Improvement Standards, the California Building Code, the Sacramento County Water Agency Code, the Guidance Manual of On-site Storm Water Quality Control Measures, the State Health and Safety Code, and the State Public Resources Code.

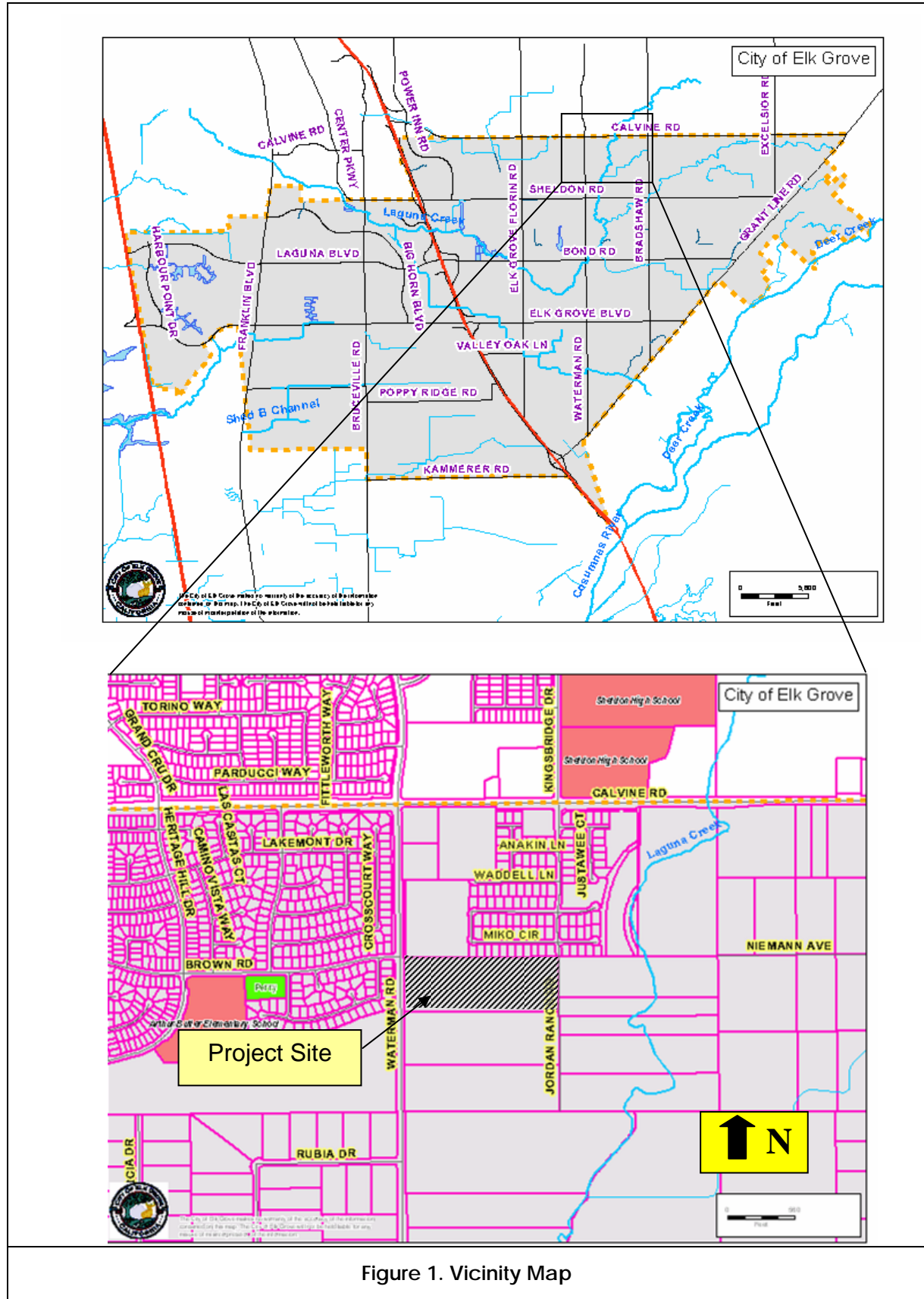


Figure 1. Vicinity Map



Figure 2. Project Site (Zoning Map)

Environmental Factors Potentially Affected:

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

- | | | |
|---|--|--|
| <input checked="" type="checkbox"/> Aesthetics | <input type="checkbox"/> Agricultural Resources | <input checked="" type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Geology/Soils |
| <input checked="" type="checkbox"/> Hazards & Hazardous Materials | <input checked="" type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Land Use/Planning |
| <input type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Noise | <input checked="" type="checkbox"/> Population/Housing |
| <input checked="" type="checkbox"/> Public Services | <input checked="" 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

Planner's Printed Name
Mark Schnauer, AICP

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 Vista Creek Village Unit 3 subdivision project (EG-04-840), as proposed, may have a significant effect upon the environment.

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, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Potentially Significant Unless Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "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	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>

a-b): **No Impact.** The proposed project is located in a partially developed residential area. The site and surrounding area are generally flat and do not contain any scenic vistas. One residence is currently located on the site. In addition, the site is covered with grasses and a few ornamental trees. The site does not contain any thick stands of trees, rock outcroppings or historic buildings. Therefore, no impacts to scenic resources will occur. Further, construction of the project will not obstruct or disrupt views of a scenic vista.

c-d): **Less than Significant Impact.** The proposed project is in a planned residential area that is partially developed with similar sized lots. The area does not contain any unique features which would be lost or compromised as a result of the project. Because the area is developed with residential uses, the project is consistent with existing uses. Additional light and glare will be created by the project in association with light fixtures and building materials (e.g. windows). However, the project will comply with City design standards and will continue the existing development pattern identified in the General Plan. Therefore, impacts to visual character, including light and glare, are considered less than significant.

II. AGRICULTURAL RESOURCES

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

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

a)-b): **No Impact.** The Important Farmland Map for Sacramento County designates the project site as Grazing Land (Figure 4.1-1 in the Elk Grove General Plan EIR, 2003). This site is not used for grazing and such a use would be inappropriate at this location because of the proximity to existing urban residential developments. Grazing Land is not a protected farmland, and therefore no impacts will occur.

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, 2003a). Therefore, no impacts to Williamson Act Contracts would occur.

This project will not involve changes in the existing environment that would cause the conversion of any farmland and therefore there are no significant impacts.

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in significant construction-related air quality impacts?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>

a-d): **Potentially Significant Impact Unless Mitigation Incorporated.** The project is within the Sacramento Valley Air Basin (SVAB), which consists of nine counties or portions of counties stretching from Plumas County to the north to Mariposa County to the south. Considerable transport of pollutants occurs between these air basins. As a result, air quality in Sacramento County is partially determined by the release of pollutants elsewhere.

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

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

**TABLE III-1
FEDERAL AND STATE AMBIENT AIR QUALITY STANDARDS**

Pollutant	AVERAGING TIME	Federal Primary Standard	State Standard
Ozone (O ₃)	1-Hour	--	0.09 ppm
	8-HOUR	0.08 ppm	0.07 ppm
Carbon Monoxide (CO)	8-Hour	9.0 ppm	9.0 ppm
	1-Hour	35.0 ppm	20.0 ppm
Nitrogen Dioxide (NO ₂)	ANNUAL	0.05 ppm	--
	1-HOUR	--	0.25 ppm
Sulfur Dioxide (SO ₂)	Annual	0.03 ppm	--
	24-Hour	0.14 ppm	0.04 ppm
	1-Hour	--	0.25 ppm
PM ₁₀	Annual	50 µg/m ³	20 µg/m ³
	24-HOUR	150 µg/m ³	50 µg/m ³
PM _{2.5}	ANNUAL	15 µg/m ³	12 µg/m ³
	24-HOUR	65 µg/m ³	--
Lead	30-Day Avg.	--	1.5 µg/m ³
	Calendar Quarter	1.5 µg/m ³	--

Source: California Air Resources Board, "Ambient Air Quality Standards," November 29, 2005.

ppm = parts per million

µg/m³ = Micrograms per Cubic Meter

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

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

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

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

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

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

TABLE III-3
SMAQMD SIGNIFICANCE CRITERIA OPERATIONAL EMISSION THRESHOLDS

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

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

Construction activities are a minor source of organic gas emissions. Solvents in adhesives, non-waterbase paints, thinners, some insulating materials and caulking materials would evaporate into the atmosphere and would participate in the photochemical reaction that creates urban ozone. Asphalt used in paving is also a source of organic gases for a short time after its application. The URBEMIS-2002 for Windows (Version 8.7.0) program estimates maximum emissions from site grading, construction worker trips, stationary and mobile equipment, architectural coatings and asphalt off-gassing.

URBEMIS 2002 Ver. 8.7.0 was used to estimate potential emissions for the proposed project. Emissions from construction activities (grading and building), area sources (consumer products) and operations (vehicles) are summarized in **Table III-4**. The complete report can be found in Attachment C.

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

	ROG	NO _x	CO	SO ₂	PM ₁₀ TOTAL	PM ₁₀ EXHAUST	PM ₁₀ DUST
2006 Summer Construction	11.19	79.51	88.15	.55	138.52	3.52	135
Area Source Emissions	19.55	.97	31.31	.07	4.64	-	-
Operational (Vehicle) Emissions	3.11	4.93	38.22	.03	2.65	-	-
Sum of Area & Operational Emissions	22.66	5.89	69.53	.10	7.29	-	-

The major air quality impacts resulting from project construction will be increased ROG, NO_x and CO emissions primarily from off-road diesel construction equipment and architectural coatings.

Although the project would not exceed the 85 lbs/day threshold during construction for NO_x, the modeled emissions are within a reasonable 10% margin of error. Therefore, it is possible that the project will result in adverse impacts to air quality due to high NO_x emissions. In order to reduce potentially adverse impacts to air quality from these activities, mitigation measures recommended by the SMAQMD will be imposed upon the project (see MM1).

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

Mitigation Measures- Air Quality

MM-1 The project shall implement the following measures to reduce potential air quality impacts from diesel-powered equipment during construction activities.

a) **Category 1: Reducing NO_x emissions from off-road diesel powered equipment.**

The prime contractor shall provide a plan for approval by the City of Elk Grove and SMAQMD demonstrating that the heavy-duty (>50 horsepower) off-road vehicles to be used in the construction project, and operated by either the prime contractor or any subcontractor, will achieve a fleet-averaged 20 percent NO_x reduction and a 45 percent particulate reduction compared to the most recent CARB fleet average.

The project applicant shall submit to the City of Elk Grove and SMAQMD a comprehensive inventory of all off-road construction equipment, equal to or greater than 50 horsepower, that will be used an aggregate of 40 or more hours during any portion of the construction of the project. The inventory shall include the horsepower rating, engine production year, and hours of use or fuel throughput for each piece of equipment. The inventory shall be updated and submitted monthly throughout the duration of the project, except that an inventory shall not be required for any 30-day period in which no construction activity occurs. At least 48-hours prior to the use of subject heavy-duty off-road equipment, the project representative shall provide SMAQMD with the anticipated construction timeline including start date, and name and phone number of the project manage and on-site foreman.

b) **Category 2: Controlling visible emissions from off-road diesel powered equipment.**

The project shall ensure that emissions from all off-road diesel powered equipment used on the project site do not exceed 40 percent opacity for more than three minutes in any one hour. Any equipment found to exceed 40 percent opacity (or Ringelmann 2.0) shall be repaired immediately, and Development Services-Planning and SMAQMD shall be notified within 48 hours of identification of non-compliant equipment. A visual survey of all in-operation equipment shall be made at least weekly, and a monthly summary of the visual survey results shall be submitted throughout the duration of the project, except that the monthly summary shall not be required for any 30-day period in which no construction activity occurs. The monthly summary shall include the quantity and type of vehicles surveyed as well as the dates of each survey. The SMAQMD and/or other officials may conduct periodic site inspections to determine compliance. Nothing in this section shall supercede other SMAQMD or state rules or regulations.

In the event construction equipment meeting the requirements set forth above is determined not to be available, the project applicant shall notify the City and SMAQMD. Upon verification that required low-emission construction equipment is not available, the City may waive this measure. This requirement shall be included as a note in all project construction plans.

<i>Timing/Implementation:</i>	<i>Prior to and during construction activities</i>
<i>Enforcement/Monitoring:</i>	<i>City of Elk Grove Development Services and SMAQMD</i>

In terms of operational impacts, the proposed project will result in more automobile trips under the RD-4 zone than under the AR-5 zone, and therefore generate more emissions than the land use identified for the site in the General Plan. However, neither ROG nor NO_x would be exceeded in association with operational or area source emissions as shown in **Table III-4**.

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

Emissions from anticipated construction activities may affect sensitive receptors in the immediate area surrounding the project site. However, the project will be required to comply with District rules aimed at reducing overall emissions, and construction activities are of limited duration. In addition, due to the nature of construction activities, where equipment is out in the open, exhaust emissions dissipate quickly and no risk of long term exposure to pollutants is expected. Therefore, these impacts are considered less than significant.

IV. BIOLOGICAL RESOURCES	Potentially Significant Impact	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 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"/>

a): **Potentially Significant Unless Mitigation Incorporated.** The project site has been disturbed and developed with a single-family residence. The area surrounding the project site has been developed with residential uses. Development activities have altered what natural biologic resources may have been present prior to human occupation.

The project site is approximately two miles from a known Swainson's hawk nest located to the south. Swainson's hawk is a state listed threatened species. The Department of Fish and Game has determined that parcels of land of five (5) acres or more in size are

recognized to be the minimum acreage required for viable foraging habitat for this species. In addition, the City Biological Resources staff prepared a Biological Resources Report which determined significant Swainson's Hawk Habitat on site. Based on this determination, and given the project's proximity to a known nest, development of the project site constitutes the loss of 13.5 acres of suitable Swainson's hawk foraging habitat. The City of Elk Grove has developed mitigation measures to reduce impacts to Swainson's hawk foraging habitat to a less than significant level (see Mitigation Measure MM-2). The applicant will be required to comply with this mitigation. Therefore impacts to Swainson's hawk foraging habitat is less than significant.

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

Mitigation Measure (Biological Resources)

MM-2 Prior to any site disturbance, such as clearing or grubbing, or the issuance of any permits for grading, building, or other site improvements, whichever occurs first, the project applicant shall:

- Preserve 1.0 acre of similar habitat for each acre lost. This land shall be protected through a fee title or conservation easement acceptable to the 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.

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

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

There are no protected wetlands on the project site. Therefore, the project will not have an effect on such sites.

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

The project site is primarily undeveloped, but does have one existing residence. Grasses and ornamental trees cover the undeveloped portion of the site. Clearing the site would not require removal or disturbance of sensitive biological resources or landmark trees.

Therefore, no conflicts with local policies or ordinances protecting biological resources would occur.

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

V. CULTURAL RESOURCES	Potentially Significant Impact	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"/>

a-d): **Less than Significant Impact.** Portions of the project site are located in or near a sensitive area as depicted on Elk Grove General Plan EIR Figure 4.11-1, Cultural Resources Sensitivity Map based on the site's proximity to Whitehouse Creek. An Archaeological and Historic Investigation Report was conducted by City Cultural Resources Staff for the project site in June 2005. The study is included as an attachment to this document. No evidence of the existence potential cultural resources on the project site was found. Consequently, impacts to cultural resources are considered less than significant.

However, there is always the potential to uncover cultural resources during construction activities. The City's General Plan contains policies that address this potential. The proposed project will be subject to these policies, which are included in grading plans as a standard condition of approval. The condition states that if prehistoric or historic cultural resources are inadvertently discovered during any ground-disturbing activities, all work in the area shall stop immediately and the City shall be notified of the discovery. No work shall be done in the area of the find and within 100 feet of the find until a professional archaeologist can determine whether the resource(s) is significant. If necessary, the archaeologist shall develop mitigation measures consistent with the State CEQA Guidelines in consultation with the appropriate state agency and, if applicable, a representative from the Native American Heritage List. A mitigation plan shall be submitted to the City for approval. Mitigation in accordance with this plan shall be implemented before any work is done in the area of the resource find. Therefore, impacts to archaeological resources are considered less than significant.

The proposed project would be subject to State law regarding the discovery and disturbance of human remains. It is not anticipated that any human remains will be

encountered during construction of the proposed project because the site and surrounding area have been previously disturbed to accommodate development. However, should any previously unidentified or unanticipated human remains be discovered during project construction, the City of Elk Grove requires mitigation consistent with General Plan Archaeological and Paleontological Policy HR-6-Action 2. Therefore, impacts to human remains are considered less than significant.

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)-ii): **Less than Significant Impact.** The site is not located within an Alquist-Priolo earthquake hazard zone and there are no known faults crossing or in the vicinity of the project site. However, the project site, as with virtually all sites within the state, would be vulnerable to ground shaking in the event of an earthquake. The nearest active fault is the Foothills Fault System, which is located approximately 20 miles east of the site. The maximum level of ground motion that could ever be experienced at the project site would occur as a result of a 6.5 magnitude earthquake on the Foothills Fault (Elk Grove, 2003a). As the project site is not in an area with deposits of water-saturated alluvium or similar deposits of artificial fill, the potential for liquefaction is minimal. The project site and surrounding vicinity are relatively flat eliminating the potential for landslides. The City of Elk Grove General Plan requires that the project be designed and constructed in accordance with the requirements of the Uniform Building Code (UBC). Adherence to the provisions of the UBC would reduce potential for structural damage in the event of an earthquake. Therefore, seismic related impacts are considered less than significant.

Any major earthquake damage in the City of Elk Grove is likely to occur from ground shaking and seismically related ground and structural failures. Local soil conditions, such as topography, soil strength, thickness, density, water content, and firmness of underlying bedrock affect seismic response. Seismically induced shaking and 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)-iv): **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. The ground is level and approval of the project would not expose people or structures to potential landslides. Therefore, no impact would occur.
- b) and d): **Less than Significant Impact.** Some soil erosion is expected during construction, but loss of topsoil is not a significant issue. Existing codes regulate land grading and erosion control if construction occurs during winter months (October-March). Therefore, this impact is considered less than significant.

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. A Soil Report is required prior to issuance of a building permit (in accordance with the Grading Ordinance and the UBC) where potential expansive soils are present. If expansive soils are determined through the Building Permit process, corrective measures as defined by the UBC will be implemented.

- c) and e): **No Impact.** The site is not located on a geologic unit or unstable soil. 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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>

a, b, c, and e): **Less than Significant Impact.** The proposed project involves the creation of up to 30 lots, construction of 30 new single-family homes, and the removal of one existing home. Construction of the proposed project would involve the use of heavy equipment which uses small amounts of oils and fuels and other potentially flammable substances.

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

d, f, g, and h): **No Impact.** The area surrounding the project site has undergone extensive urbanization evidenced by subdivisions surrounding the project site to the west, and north. Figure 4.4-1 of the Elk Grove General Plan EIR (City of Elk Grove, 2003a) depicts hazardous materials sites throughout the City. None of the sites identified are on the proposed project site. Therefore, the project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. No impact would occur.

No airports or airstrips are located in the vicinity of the site. Therefore, this impact is considered less than significant.

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

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

VIII. HYDROLOGY AND WATER QUALITY

Would the project:

	Potentially Significant Impact	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-h): **Less than Significant Impact.** The proposed project will add 30 single-family residences to the City of Elk Grove. As demonstrated in the Vista Creek Unit #3 Hydrology Study (Attachment D), this will increase the amount of impervious surface in the area by adding structures, asphalt and concrete to previously minimally developed lots. The project would be required to meet all applicable local and regional water quality standards or waste discharge requirements thereby avoiding violation of such standards or requirements. Therefore, this impact is considered less than significant.

The project will receive its water from the Elk Grove Water Works/Zone 40. Implementation of the proposed project would incrementally increase groundwater consumption, but would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge because the project is no located in a recharge area. The proposed use is consistent with the General Plan land use designation assumed in preparation of the water demand as part of buildout of the General Plan. Therefore, a net deficit in aquifer volume or a lowering of the local groundwater table is not anticipated and this impact is considered less than significant.

The project would not alter the course of any stream or river as none are located on-site or in the immediate vicinity of the site. The project would involve construction of impervious surfaces (homes, driveways, streets) on a site that is currently vacant, with the exception of one existing residence. This would change the drainage of the site decreasing absorption rates and increasing run-off incrementally in the area. Because more than one acre would be disturbed, the RWQCB would require a construction activity Storm Water General Permit. The project would connect to the City of Elk Grove storm water system and comply with City standards requiring that all new project's not result in new or increased flooding impacts on adjoining parcels on upstream and downstream areas. Therefore, impacts to drainage and runoff are considered less than significant.

No additional impacts to water quality are anticipated other than the less than significant impacts discussed above in items a through d.

The project site is located in FEMA Zone X (areas determined to be located outside a 500-year floodplain). Therefore, flooding impacts associated with the proposed project are considered less than significant.

i and j): **No Impact.** The Elk Grove Incorporation Environmental Impact Report does not identify flooding as a result of levee or dam failure as having a potential to expose people or structures to a significant risk of loss injury or death in Elk Grove. Therefore, no impact would occur.

The City of Elk Grove is not located in an area subject to seiche, tsunami or mudflow. 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-c): **No Impact.** The project site is bordered by estate residential uses on the north and low-density residential on the west. The project is consistent with the Elk Grove General Plan land use designation for the site as Estate Residential (.6 to 4.0 dwelling units/acre). Therefore, the project would not divide an established community and no impact would occur.

The project is proposing a rezone from AR-5 to RD-4. Therefore the project would not conflict with a land use plan, policy or regulation of an agency with jurisdiction over the project. No impact would occur.

The project would not conflict with an 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"/>

a-b): **No Impact.** According to Surface Mining and Reclamation Act (SMARA) Special Report 156, the project area is located in the MRZ-3 classification. This classification is defined as

areas "containing aggregate deposits, the significance of which cannot be evaluated from available data." No significant mineral resources have been identified in the project area. The Elk Grove General Plan EIR (Elk Grove, 2003a) did not identify any mineral resources in the planning area. Therefore, no impact to mineral resources will occur.

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

The planned development portion of the project site is located outside of the 60 dB Noise Level Contour for Waterman Road depicted in Figure 4.6-1 (Existing Traffic Noise Contours) of the Elk Grove General Plan EIR. Maximum allowable noise exposure for

residential uses is 60 Ldn/CNEL, dB. As the developed portion of the project is outside the 60 dB contour for Waterman Road, noise impacts would be less than significant.

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

e-f): **No Impact.** The project site is not located near any airport or airstrip (Figure 4.4-2 of the Elk Grove General Plan EIR, 2003a). Therefore, the proposed project would not be adversely affected by excessive noise from the airport and no impact would occur.

XII. POPULATION AND HOUSING

Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input 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"/>

a-c): **Less than Significant Impact.** The proposed project would add up to 30 new housing units to the City's housing stock. The project site is in an area that is surrounded by residential uses and would represent an extension of existing residential development. While the project will generate a new resident population in the area, the extent of the new population is not considered substantial and is consistent with growth assumed in the General Plan. The project site is primarily vacant with the exception of one existing house, which will be replaced. The owners of this house are the Applicants of this rezoning. Therefore, impacts to population and housing are considered less than significant.

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)-e): **Less than Significant Impact.** The project site is located in the Elk Grove Community Services District Fire Department service area. Station 73 is located near Bond Road and Bradshaw Road, approximately 2.5 miles from the project site. Also, the CSD fire department has a shared service agreement with Metro fire north of the city limits. Metro Fire will be the first responder to incidents at the project site if they can get to the site before the CSD. The project would be required to comply with the requirements of the Elk Grove Community Services District Fire Department regarding access, water mains, fire flow, brush clearance and hydrants and would result in a less than significant impact on fire protection services. Standard fire suppression conditions have been imposed on the project. Increased demands for fire service are funded almost entirely through property taxes. Therefore, impacts to fire services are considered less than significant.

The project site is located within the service area of the City of Elk Grove Police Department. The police department is provided through a contract with the Sacramento County Sheriff's Department (SCSD). The City's contract with the SCSD is effective through June 30, 2006. The City is in the process of forming their own police department that is slated to take over operations at the end of the current contract with the County. The project would add up to 30 new single-family dwellings which would increase demands for law enforcement services within the City. Additional funding to accommodate growth would be provided through Sacramento County tax revenues and building impact fees which contribute to the cost of new personnel and facilities. Therefore, impacts to police protection would be less than significant.

The project site is located within the Elk Grove Unified School District. The addition of up to 30 new single-family dwellings would increase demand for schools by generating additional students. Based on the generation factors contained in the City of Elk Grove General Plan EIR, the proposed project would add 13 (30 x .4398) elementary school (K-6) students, 4 (30 x .1238) middle school (7-8 grade) students, and 6 (30 x .2007) high school (9-12) students.

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

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 of Elk Grove Community Services Department uses a dedication formula of 5-acres per 1,000 persons. The proposed project would add up to 30 new single-family residential units and generate approximately 92 new residents (based on a generation factor of 3.07 persons per household from the 2000 Census) (City of Elk Grove, 2003a). The amount of population generated by the project does not reach the 1,000 person standard. The project does not include provision of any on-site parks. As a result, the project would satisfy park requirements through the payment of in-lieu fees. Therefore, impacts to parks and recreation are considered less than significant.

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

XIV. RECREATION

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

a-b): **Less than Significant Impact.** The proposed project, as a residential development could increase use of existing recreational facilities. Based on the current population generation factor of 3.07 persons per household (City of Elk Grove, 2003a), the construction of up to 30 new single-family residential units would result in approximately 92 new residents (30 x 3.07 = 92). The City's Subdivision regulations require the dedication of land or in-lieu fees equivalent to 5.0 acres per 1,000 population ((92/1,000) x 5) or 0.46 acres of parkland. The project does not include any acreage that would go towards Quimby Act Requirements. Therefore, an in-lieu fee would be required per the Quimby Act. Although, the project would increase the use of existing neighborhood and regional parks, or other recreational facilities, it would also contribute its fair share in the form of in-lieu fees to the satisfaction of the City of Elk Grove Community Services Department. Therefore, impacts to recreation are considered less than significant.

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 project site is located approximately one-quarter mile southwest of the intersection of Calvine Road and Waterman Road. The proposed project is consistent with the Elk Grove General Plan and is not expected to result in a substantial increase in vehicle trips, V/C ratio or congestion along either of these arterial roads. Therefore, project-related traffic increases are considered less than significant.

The proposed project is not anticipated to exceed either individually or cumulatively a level of service standard established by the county congestion management agency. The project would result in slight increases in traffic volumes on area roadways, but would not individually result in an excess of a county established level of service (Refer to the discussion under item a, above). Therefore, this impact is considered less than significant.

c)-g): **No Impact.** The project does not propose any structures which would interfere with air traffic patterns. Therefore, no impacts to air traffic patterns would occur.

There are no design hazards of incompatible uses near the site. Therefore no impact would occur.

The project has been designed in accordance to city road and improvement standards. In addition, the circulation plan proposes connections to development to the north of the project site.

As a residential project, parking would be provided on each individual lot (driveways). No impacts to parking would occur.

The project does not conflict with adopted policies, plans or programs supporting alternative transportation. 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)-g): ***Less than Significant Impact.*** Project construction and grading activities on-site would involve the operation of heavy equipment. Although the project site is relatively flat and the potential for soil erosion is considered to be 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. Projects disturbing more than one acre are required to obtain a National Pollution Distribution Elimination System (NPDES) General Construction Activity Storm Water Permit. The project construction contractor would be required to file a Notice of Intent under the State's NPDES General Construction Permit (CAS00002). This permit requires that a Storm Water Pollutant Prevention Plan (SWPPP) be prepared specifying Best Management Practices (BMPs) to reduce erosion to disturbed soils. The project would also be subject to the City's Land Grading and Erosion Control Ordinance. 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. The ordinance applies to all projects that disturb 350 cubic yards or more of soil. Therefore, the project will not exceed wastewater treatment requirements and this impact is considered less than significant.

The proposed project will be served by the Sacramento Regional County Sanitation District (interceptor collection) and County Sanitation District No. 1 (CSD-1)(local collection) in existing facilities or new facilities provided by the developer, as approved by the CSD-1. In addition CSD-1 collector sewers are located in numerous roadways surrounding the project site (City of Elk Grove, 2003a).

Wastewater infrastructure for the proposed project will be placed within roadway right-of-ways throughout the project site. Water will be conveyed to the Sacramento Regional Wastewater Treatment Plant (SRWTP) for treatment. 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 project will increase the amount of wastewater flows to the SRWTP and within CSD-1 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, 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. As the number of units proposed by the project would not substantially add to flows anticipated under the general plan and no expansions in treatment capacity would be necessary, impacts to wastewater treatment are considered less than significant.

Water will be supplied by the Elk Grove Water Works/Zone 40. Currently there is sufficient water supply available to serve the project from existing entitlements and resources. The project's demand would not trigger the need for new water treatment facilities. Infrastructure would be extended to the site from existing lines. Extensions would occur within previously disturbed areas and would not result in any new environmental effects. Therefore, impacts to water treatment would be less than significant.

Storm water drainage for the project would be provided by the City of Elk Grove Public Works Department. Additional review of the drainage details will be further conducted at the Improvement Plan review.

The Elk Grove General Plan EIR included an analysis of General Plan future water demands. Water demand of proposed land uses under the proposed General Plan and existing and projected water use conditions in Sacramento County are anticipated to result in groundwater elevation declines for approximately 20 years due to groundwater pumping exceeding the level of groundwater recharge. Currently Elk Grove Water Works/Zone 40 has sufficient water supplies available to serve the project from existing entitlements and resources. Therefore, impacts to water supply are considered less than significant.

The project will generate solid waste and would contribute incrementally to the loss of landfill capacity in the County. Solid waste from the project site would be disposed of at the Kiefer Landfill. The Kiefer Landfill has sufficient disposal capacity to handle the current and estimated waste stream until at least year 2022 (approximately 18 years of capacity) for the land uses associated with the General Plan. The City may obtain service from landfill facilities outside the County to fulfill its solid waste disposal needs. Recycling efforts will also help in prolonging the disposal capacity. The County operates a solid waste management system that has been effective in reducing the amount of solid waste almost 50 percent. 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 considered to 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)-c): **Less than Significant Impact.** The proposed project would not significantly degrade the quality of the environment. With incorporation of identified mitigation measure MM2, the loss of foraging habitat for Swainson's hawk, a special status species, will be mitigated to a less than significant level. Impacts to other fish, wildlife, or plant species including special status species, or prehistoric or historic cultural resources are not anticipated.

Prehistoric or historic cultural resources would not be adversely affected because no archeological or historic resources are known to exist in the project areas. Further, project implementation includes compliance with appropriate procedures for avoiding or preserving artifacts or human remains if they are discovered during project excavation.

The project would be consistent with the City's General Plan and would not create any significant impacts. All project impacts would be reduced by adhering to basic regulatory requirements and/or conditions of approval incorporated into project design.

The proposed project may temporarily impact the area by construction-related air quality, noise and traffic impacts. A mitigation measure has been identified that will reduce any

potential adverse impacts to air quality from NOx emissions to a less than significant level (MM1). By implementing this mitigation measure, basic regulatory requirements, and project conditions of approval, adverse air quality, noise, and traffic impacts would 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 not have any direct or indirect adverse impacts on humans.

REFERENCES

1. City of Elk Grove. *City of Elk Grove Incorporation Draft Environmental Impact Report*, October 5, 1998.
2. City of Elk Grove. *City of Elk Grove Draft Environmental Impact Report*, 2003a.
3. City of Elk Grove. *City of Elk Grove General Plan*. Elk Grove. 2003b.
4. City of Elk Grove. *Elk Grove General Plan Amendment Draft Supplemental Environmental Impact Report*. 2004.

ATTACHMENTS

- A. Comments from Responding Agencies
- B. Archaeological and Historic Investigations
- C. Biological Resources Report
- D. Hydrology Study
- E. URBEMIS 2002 Air Quality calculations

ATTACHMENT A
Comments from Responding
Agencies

NO COMMENTS AT THIS TIME

ATTACHMENT B
Archaeological and Historic
Investigations

ATTACHMENT C
Biological Resources Report

ATTACHMENT D
Hydrology Study

ATTACHMENT E
URBEMIS 2002 Air Quality calculations