



MITIGATED NEGATIVE DECLARATION/INITIAL ENVIRONMENTAL STUDY

Project Title: Backer Parcel Map EG-06-1005

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

Project Location: 10426 Sheldon Rd.; The project site is located on the south side of Sheldon Road, approximately 800 feet west Excelsior Road in the eastern portion of the City of Elk Grove.
APN: 127-0090-010

Project Sponsor's Name and Address: Property Owners: Melinda S. Backer
P.O. Box 2121
Elk Grove, CA 95759

Agent: Wood Rodgers
Craig Spiess
3301 C Street, Bldg. 100-B
Sacramento, CA 95816

General Plan Designation(s): Rural Residential (0.1 to 0.5 dwelling units/acre)

Zoning: Agricultural-Residential – 2 acre minimum (AR-2)

Contact Person: Sarah Kirchgessner

Phone Number: 916-478-3649

Date Prepared: May 2006

Project Description

The project consists of a Tentative Parcel Map to divide a 5.98-acre (gross) parcel into three parcels. The project also includes an Exception from the requirement of public water for two acre parcels, an Exception from the public street frontage requirement, and an Exception from the minimum lot size for AR-2 zoned lots.

Although no development is proposed as part of this project, future development of the site will include single-family residences and accessory structures. The project site is 5.98 gross acres in size and will create two additional lots. Therefore, potential development of the site includes two additional single-family houses and accessory structures.

Setting and Surrounding Land Uses

The project site is located on the south side of Sheldon Road, approximately 800 feet west of Excelsior Road. The site is bordered by Sheldon Road to the north, and the Central California Traction railway to the south, which is no longer active. To the east and west are rural ranchettes and open grassland/pasture. The project site contains a single-family residence and a shed. A

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

domestic water well and septic pits are also located on the property. Natural features on the site include several native oak trees, along with pasture land. The drainage located on the parcel is from on-site run-off and is detained in the parcel to the west. The surrounding land uses are described in the following table.

Table 1. Existing Uses and Land Use Designations

	General Plan Designation	Zoning Designation	Existing Use
Project Site	Rural Residential	AR-2	Single family residential
North	Rural Residential	AR-2	Single family residential
East	Rural Residential	AR-2	Single family residential
South	Public/Quasi Public	AR-5/AR-5	Central California Traction Railroad
West	Rural Residential	AR-2	Single family residential

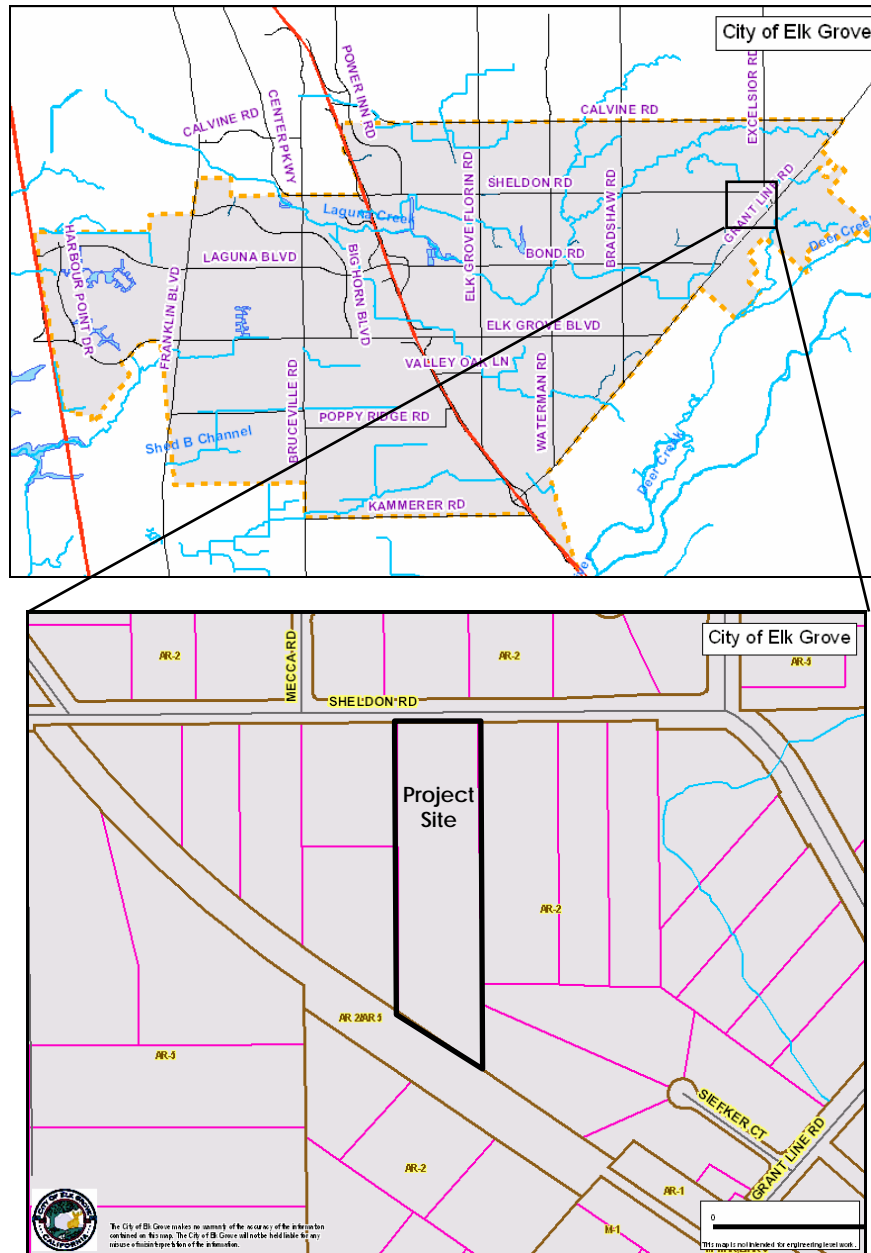


Figure 1. Location Map

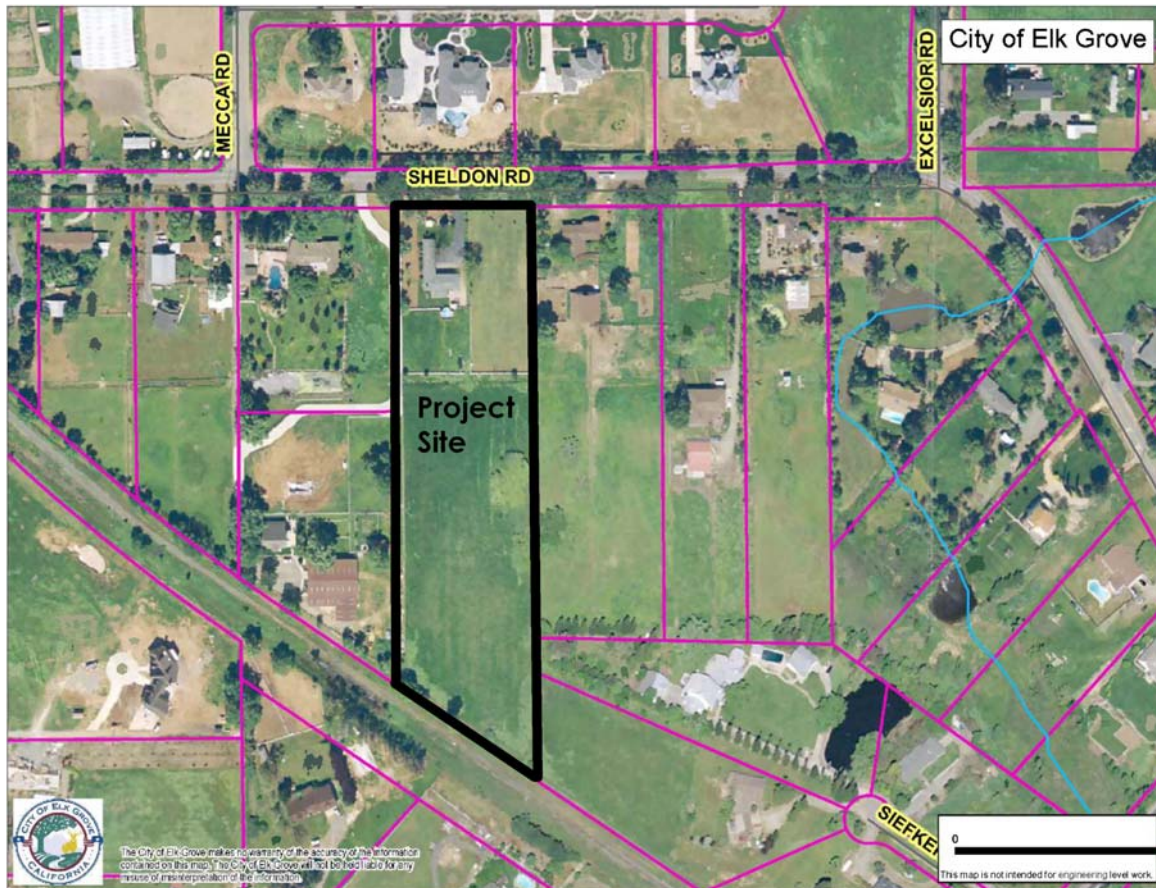


Figure 2. Project Aerial
Aerial photograph does not reflect current level of development



Figure 3. View of the project site looking south



Figure 4. View of the existing dwelling on the project site.

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

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

Water Resources Control Board

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 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 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.

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

Planner's Signature

May 16, 2006

Date

Sarah Kirchgessner

Planner's Printed Name

City of Elk Grove

Development Services - Planning

PURPOSE OF THIS INITIAL STUDY

This Initial Study has been prepared consistent with CEQA Guidelines Section 15063, to determine if the Backer Parcel Map project under EG-06-1005, 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 "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) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from 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	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

a-b) No impact. There are no designated scenic vistas or any significant scenic resources in the project area that may be impacted by the project. Therefore, no impacts are expected.

c-d) Less Than Significant Impact. The project would not degrade the existing visual character or quality of the site or the surroundings, nor would it create a new source of substantial light or glare. The project does not propose any development on the site. However, future development of the site would include two additional single-family residences and accessory structures, which would be subject to City standards for light and glare, and would be visually consistent with the rural character of the area. This type of development is consistent with the proposed Zoning and existing General Plan designation for the project site. The impact would be less than significant because the new development will remain rural residential in nature.

II. AGRICULTURAL RESOURCES

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

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

Discussion/Conclusion/Mitigation:

The Department of Conservation’s map entitled “Sacramento County Important Farmland 2002” designates the site as “Other Land” on the project site. “Other Land” is defined as land which does not meet the criteria of any other category. Common examples include low density rural development, wetlands, dense brush and timberlands, gravel pits, and small water bodies.

a-c) No Impact. The project is not located on Prime Farmland, Unique Farmland of Statewide Importance (Farmland), as shown on the maps prepared in pursuant to the Farmland Mapping and Monitoring Program of the California Resource Agency. The subject property is not under a Williamson Act contract. The proposed project is in a rural residential area with no adjacent agricultural uses. The project will not create changes that would result in the conversion of farmland to non-agricultural uses. Therefore the proposed project will not result in adverse impacts to agricultural resources.

III. AIR QUALITY

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

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

Existing Setting

The project site is located within the Sacramento Metropolitan Air Quality Management District (SMAQMD), which is part of the Sacramento Valley Air Basin. The Sacramento Valley Air Basin has been further divided into Planning Areas called the Northern Sacramento Valley Air Basin (NSVAB) and the Greater Sacramento Air region, designated by the U.S. Environmental Protection Agency (EPA) as the Sacramento Federal Ozone Non-attainment Area. The Non-attainment area consists of all of Sacramento and Yolo counties, and parts of El Dorado, Solano, Placer, and Sutter counties.

SMAQMD is responsible for limiting the amount of emissions that can be generated throughout the County by various stationary and mobile sources. Specific rules and regulations have been adopted by the SMAQMD Board of Directors that limit the emissions that can be generated by various uses and/or activities, and identify specific pollution reduction measures that must be implemented in association with various uses and activities. These rules not only regulate the emissions of the six criteria pollutants, but also toxic emissions and acutely hazardous materials. Emissions sources subject to these rules are regulated through the SMAQMD's permitting process. Through this permitting process, the SMAQMD also monitors the amount of stationary emissions being generated and uses this information in developing new clean air plans. The proposed

project would be subject to SMAQMD rules and regulations to reduce specific emissions and to mitigate potential air quality impacts. Sacramento County is a known area of non-attainment for state and federal standards for ozone and particulate matter less than 10 microns in diameter (PM₁₀). Implementation of the project would result in increases in both construction emissions and increases in reactive organic gases (ROG) and NO_x, which are precursor components of ozone, and PM₁₀.

Discussion of Impacts

a) No Impact. The project would not substantially conflict with or obstruct implementation of the Sacramento Metropolitan Air Quality Attainment Plan, or the goals and objectives of the City's General Plan. The proposed project, which includes a rezone and tentative parcel map, will not involve an activity that may impair air quality, such as the use of heavy equipment and grading. Any proposed future use on the new parcels will involve small scale construction which will be subject to City regulations designed to reduce potential adverse impacts to air quality.

b) Less than Significant. The Sacramento Metropolitan Air Quality Management District (SMAQMD) has adopted guidelines for determining potential adverse impacts to air quality in the region. The SMAQMD guidelines state that construction of 28 SFR units or more is considered a potentially significant adverse impact. Although no development is proposed as part of this project, future development of the site will include single-family residences and accessory structures. Because the project site is 5.98-acres in size and the proposed zoning is AR-2, potential development of the site includes three lots containing three single-family houses and accessory structures. Given that the proposed project is well below the SMAQMD threshold, and that construction activities will be subject to the districts fugitive dust control standards (Rule 403), impacts to air quality are considered less than significant.

c-e) Less Than Significant Impact. Effects on air quality can be divided into short term construction-related effects and those associated with long term operation of the project. Construction activities, such as grading and vehicular traffic, may generate temporary or short term increase in dust and particulate matter, and are expected to be minor due to the small size of the proposed project. The air pollutants generated by the proposed project would be primarily dust and particulate matter during construction of two single-family residences and associated structures. This impact is considered less than significant because potentially sensitive receptors would be exposed to minor amounts of construction dust and equipment emissions for short periods of time with no long-term exposure to the same groups. Therefore, impacts are expected to be less than significant.

f) No Impact. The proposed project and associated uses would not create objectionable odors because the proposed project is a rezone and subdivision, and does not involve any activity that would generate odors. Any potential use on the new parcel would be rural residential and as such, would not create objectionable odors affecting a substantial number of people. Therefore, no impacts are expected.

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

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

Discussion/Conclusion/Mitigation:

Existing Setting

A site visit was conducted by the City of Elk Grove on March 30, 2006. The site is an agricultural/residential parcel with a grass lawn surrounding the home and a shed. A drainage channel runs east/west in the northern portion of proposed Parcel 2. The project site is located in a rural residential area. In all directions there are rural low density homes with patchy natural vegetation, landscaping, and pasture for horses and other livestock. The parcels on the south and east side of the subject parcel contain natural vegetation that supports wildlife. Although

no development is proposed as part of this project, future development of the site will include single-family residences and accessory structures. Because the project site is 5.98-acres in size and the proposed zoning is AR-2, potential development of the site includes three lots containing three single-family houses and accessory structures.

Discussion of Impacts

a) Potentially Significant With Mitigation Incorporated. A number of wildlife species could potential occur and forage on the site and could be affected by project construction. Swainson’s hawk may lose potential foraging habitat and burrowing owls may exist on the site.

Swainson’s hawk

Development of the proposed new lots for residential use could displace resident and/or migratory wildlife including Swainson’s hawk, a listed threatened species under the California Endangered Species Act. The California Department of Fish and Game Natural Diversity Database indicates there are known Swainson’s hawk nesting sites within approximately 1.5 miles of the project site (see Figure 7). The CDFG has determined that parcels of land five acres or larger can provide suitable foraging habitat and that potential significant impacts to foraging habitat must be offset through mitigation. The project site is 5.98-acres in size. Approximately 27,300 square feet of the project site was previously disturbed by the existing residence, and lawn. The project contains roughly 5.35 acres of relatively undisturbed and potentially viable Swainson’s hawk foraging habitat.



Figure 7. 2005 Swainson’s Hawk Nest Sites Map
Source: California Department of Fish and Game

Given that the site is within a foraging radius of known nest sites and there is the presence of suitable habitat on and surrounding the site, the project would result in the loss of 5.35-acres of suitable foraging habitat for Swainson’s hawk. Loss of foraging habitat is considered a potentially significant impact. In order to reduce potentially significant impacts to Swainson’s hawk

foraging habitat to a less than significant level, mitigation is required. Mitigation measures include setting aside other lands that provide Swainson's hawk foraging habitat and protect those lands through fee title acquisition or a conservation easement. This project is also eligible for mitigation through payment of an in-lieu fee pursuant to Chapter 16.130 of the City's Municipal Code.

Mitigation Measure 1 (Biological Resources - Swainson's Hawk Foraging Habitat)

In order to mitigate for the loss of Swainson's hawk foraging habitat to a less than significant level, the Applicant shall implement one of the City of Elk Grove's approved mitigation alternatives as set forth below.

Monitoring Action

Prior to approval of Final Map, the project Applicant shall provide written verification to Development Services-Planning that **one** of following mitigation measures has been implemented:

- Preserve 1.0 acre of similar habitat for each acre lost (5.35-acres) within a ten-mile radius of the project site. This land shall be protected through a fee title or conservation easement acceptable to the CDFG and the City of Elk Grove and in accordance with Chapter 16.130 of the City of Elk Grove Municipal Code. The Applicant shall be responsible for funding the operation and maintenance and/or monitoring of the protected land.
- Purchase of credits at a 1:1 ratio from a CDFG-approved mitigation bank for Elk Grove is an acceptable mitigation; OR,
- Submit payment of Swainson's hawk impact mitigation fee per acre of habitat impacted (5.35-acres) (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 approval of Final Map.

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

The above mitigation measure (**MM 1**) would reduce impacts to Swainson's hawk to a less than significant level.

Raptors

The project site provides suitable foraging habitat for common raptor species. A site visit was conducted by the City of Elk Grove on March 30, 2006. Staff observed a large nest, possibly a hawk nest, in a large oak tree on site (see Figure 8). Active raptor nesting sites are protected by the Migratory Bird Treaty Act (MBTA). Additionally, removal or destruction of active raptor nesting sites is considered a violation of the CDFG Code Section 3503.5 and the MBTA.



Figure 8. Raptor Nest

The white-tailed kite has no formal state or federal special-species status; however, it is fully protected species under the Fish and Game code. White-tailed kites are of concern to the CDFG because they roost communally and have suffered substantial declines earlier in the last century. Surveys would have to be conducted during the nesting season (early spring) to determine whether this species nests on the property.

The northern harrier is designated as a California Species of Special Concern; it has no federal status. Northern harriers frequent meadows, grasslands, and open rangelands; they typically nest on the ground in shrubby vegetation.

The development of the project could be a potentially significant impact to these species unless mitigation is incorporated.

Mitigation Measure 2 (Biological Resources - Raptors)

- If construction activities are expected to occur during the nesting season (February-August), a pre-construction raptor survey shall be conducted by a qualified biologist within 30-days of the onset of construction to determine the activity status of any nests found on the project site. In the event that nesting raptors are found, a 50' no-construction zone shall be established around the dripline of the tree until the young have fledged. Additional restrictions may apply as determined by the City in consultation with the Department of Fish and Game.
- If construction activities commence during the non-breeding season (September-January), a survey is not required and no further studies are necessary.

Timing/Implementation: Prior to Grading and/or Construction

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

The above mitigation measure (MM 2) would reduce the impact to raptors to less than significant.

b, c) No Impact. There is a drainage channel that runs east/west through the northern portion of Lot 2 on the project site. The drainage located is from on-site run-off and is detained in the parcel to the west. The drainage channel does not connect to other creeks or streams. There are no other water features or wetlands located on the site. Therefore, no impact is expected.

d) Less Than Significant Impact. The project would not involve any changes in the land use or density of population within the project site. However, future development of single family residences will occur on the project site and the adjacent site. Since the project site is located in a rural portion of Elk Grove, there is the potential that wildlife does traverse the site. The construction of a residence could slightly interfere with the movement of wildlife species. However, due to the small scale of construction that would take place on the project site and the surrounding residential land uses, any interference to the movement of any native resident or migratory or wildlife species would be less than significant. Therefore, impacts are expected to be less than significant.

e) Less Than Significant with Mitigation Incorporated.

The City of Elk Grove General Plan policy CAQ-8 (Conservation Element) establishes that all large trees are important aesthetic resource for the City and should be preserved and protected. The site contains trees ranging from ornamental trees to native oaks. Although the Applicant has indicated that none of the existing oak trees or landmark trees will be removed, the following mitigation measure is imposed in the event that the identified trees are affected by the anticipated development. The measure will reduce the impacts on existing trees to a less than significant level.

Mitigation Measure 2 (Biological Resources – Trees)

In order to reduce potential adverse impacts to existing trees on the project site, the Applicant shall develop and implement a tree protection plan per the following specifications:

The plan shall include a list of native and non-native trees to be preserved on the project site, including the species, condition, and diameter at breast height of each tree, and an exhibit depicting the location of those trees.

All oak and California black walnut trees (*Juglans nigra*) that are 6 inches dbh or larger, or Landmark trees (native or non-native trees more than 18" DBH) on the project site that have been selected for preservation, all portions of adjacent off-site native trees which have driplines that extend onto the project site, and all off-site native trees which may be impacted by utility installation and/or improvements associated with this project, shall be protected as follows:

1. A circle with a radius measurement from the trunk of the tree to the tip of its longest limb shall constitute the dripline protection area of each tree. Limbs must not be cut back in order to change the dripline. The area beneath the dripline is a critical portion of the root zone and defines the minimum protected area of each tree. Removing limbs that make up the dripline does not change the protected area.
2. Any protected trees on the site that require pruning shall be pruned by a certified arborist prior to the start of construction work. All pruning shall be in accordance with American National Standards Institute (ANSI) A300 pruning standards and the International Society of Arboriculture (ISA) "Tree Pruning Guidelines."
3. Solid Temporary protective fencing (chain link fence or better) shall be installed at least one foot outside the driplines of the protected trees prior to initiating construction in order to avoid damage to the tree canopies and root systems.
4. No signs, ropes, cables (except those which may be installed by a certified arborist to provide limb support) or any other items shall be attached to the trees. Small metallic numbering tags for the purpose of preparing tree reports and inventories shall be allowed.

5. No vehicles, construction equipment, mobile home/office, supplies, materials or facilities shall be driven, parked, stockpiled or located within the driplines of protected trees.
6. No grading (grade cuts or fills) shall be allowed within the driplines of protected trees.
7. Drainage patterns on the site shall not be modified so that water collects or stands within, or is diverted across, the dripline of any protected tree.
8. No trenching shall be allowed within the driplines of protected trees. If it is absolutely necessary to install underground utilities within the dripline of a protected tree, the utility line shall be bored and jacked under the supervision of a certified arborist.
9. The construction of impervious surfaces within the driplines of protected trees shall be stringently minimized. When it is absolutely necessary, a piped aeration system per City standard detail shall be installed under the supervision of a certified arborist.
10. No sprinkler or irrigation system shall be installed in such a manner that it sprays water or requires trenching within the driplines of protected trees. An above-ground drip irrigation system is recommended.
11. Landscaping beneath oak trees may include non-plant materials such as bark mulch, wood chips, boulders, etc. The only plant species that shall be planted within the driplines of oak trees are those which are tolerant of the natural semi-arid environs of the trees. Limited drip irrigation approximately twice per summer is recommended for the understory plants.
12. Prior to the installation of new asphalt, weed control chemicals shall not be applied where they can leach into the dripline of any protected trees.
13. During construction, the frequency and amount of watering for protected trees shall not differ from that received prior to construction.

Monitoring Actions

- ***Prior to the issuance of any permits for grading, building or any other site improvements, or the recordation of any Final Subdivision Maps on the subject property, whichever occurs first***, the tree protection plan shall be submitted to Elk Grove Planning for review and approval.
- **No later than 24 hours prior to commencement of construction activities including clearing and grubbing** the Applicant shall contact Development Services – Planning to schedule a site inspection to verify that the protective measures have been installed in accordance with this mitigation measure.

f) Less Than Significant Impact. Elk Grove General Plan policy CAQ-21 is established to preserve and protect natural streams in the City and states that any development adjacent to a natural stream shall provide a “stream buffer zone” along the stream. There are no streams located on the project site. No native or non-native trees are proposed for removal as part of this project. Mitigation measures will be incorporated into the project that would reduce impacts to a less than significant level. Therefore, impacts to local policies or ordinances protecting biological resources or local, regional, or state habitat conservation plans are considered to be less than significant.

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

Discussion/Conclusion/Mitigation:

a-d) Less Than Significant Impact. The project site is identified within a potentially cultural and archeological sensitive area, according to the Cultural Resource Element of the City of Elk Grove General Plan. However, the General Plan Background Report does not list the site among the known cultural and historical resources in the City of Elk Grove. Staff consulted with the City's cultural resources specialist, John Nadolski, and it was determined that no specific survey was required at this time. The site does not appear to contain any known historic buildings or cultural resource of significant importance. While no prehistoric sites are known to exist, there is still a slight possibility that a site may exist and be totally obscured by vegetation, fill, or other historic activities, leaving no surface evidence. California State Law requires that if cultural resources are encountered, work shall stop immediately and the Sacramento County Coroner shall be contacted, who will coordinate an investigation of the find with appropriate specialists if needed. Moreover, should any human remains be discovered at any time, all work is to stop and the County Coroner must also be immediately notified pursuant to the State Health and Safety Code, Section 7050.5 and the State Public Resources Code, Section 5097.98. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains.

In order to ensure that the above measures are followed, General Plan Policy HR-6, Action 2 requires that the following conditions be imposed on all discretionary projects in the City. These conditions will be required to be included as notes in all construction plans.

- "The Planning Division shall be notified immediately if any prehistoric, archaeological, or paleontological artifact is uncovered during construction. All construction must stop and an archaeologist that meets the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology shall be retained to evaluate the finds and recommend appropriate action."
- "All construction must stop if any human remains are uncovered, and the County Coroner must be notified according to Section 7050.5 of California's Health and Safety Code. If the remains are determined to be Native American, the procedures outlined in CEQA Section 15064.5 (d) and (e) shall be followed. "

Given the application of standard conditions required by the City's General Plan, adverse impacts to cultural resources are considered less than significant.

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

Discussion/Conclusion/Mitigation:

- a)
- i. **Less than Significant Impact.** There are no known faults crossing through the project site. The site is not located within an Alquist-Priolo earthquake hazard zone. Therefore, less than significant impacts would occur with respect to fault rupture.

- ii. **Less than Significant Impact.** The project would be designed and constructed in accordance with the requirements of the Uniform Building Code. As a result, the risk of ground shaking would be reduced to a minimum and is considered to be less than significant.
- iii. **Less than Significant Impact.** Liquefaction is most likely to occur in deposits of water-saturated alluvium or similar deposits of artificial fill. The potential for liquefaction must account for soil types and density, the groundwater table, and the intensity of ground shaking. Within Sacramento County, the downtown area and the Delta are areas that have been suggested as posing potential liquefaction problems. Based upon the known soil, groundwater, and ground shaking conditions within the City of Elk Grove (as identified in the General Plan Background Report, November 2003), the potential for liquefaction is considered low. Therefore, adverse impacts from liquefaction are expected to be less than significant.
- iv. **Less than Significant Impact.** The area of the project site proposed for construction is relatively flat; therefore the likelihood of landslides is minimal. Adverse impacts from landslides are expected to be less than significant.

b) Less Than Significant Impact. Grading of the site during future development may create minor contour changes necessary to direct surface runoff. Construction of any future project would also result in the placement of paving and concrete. As a condition of approval of any grading or building permit, the contractor is required to control dust and wind erosion through a combination of watering and erosion control practices. The project would not result in substantial soil erosion, siltation, or loss of topsoil. Therefore, a less than significant impact is expected.

c) Less than Significant Impact. The project site is essentially level with little topographic variation. The risk of exposing people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving landslides is less than significant.

d) Less than Significant Impact. The project site has low potential for expansive soils according to the City of Elk Grove General Plan. All future development at the project site must be in accordance with the Subdivision Map Act, Grading Ordinance, and the Uniform Building Code, which requires a soil report prior to issuance of building permits in areas where potential of expansive soils is present. Therefore, any impacts will be less than significant.

e) Less than Significant Impact. The proposed project is within an area that is identified to utilize septic tank systems and not connect to a public municipal wastewater disposal system. Any septic system installed on the proposed lot must be installed pursuant to Sacramento County Environmental Health improvement standards. Therefore, no significant impacts from sewage disposal are expected.

VII. HAZARDS AND HAZARDOUS MATERIALS	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

a-h) No Impact. The project does not involve the manufacture, storage, handling or transportation of hazardous material. The project site is not a known hazardous material release

site and no known hazardous material release site exists in the project vicinity. The site is not located in an airport land use plan area, near a private air strip or in the vicinity of wildland areas. The site is not included on the County of Sacramento's list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would not create a significant hazard to the public or the environment. Future development of the site will include single family residences and accessory structures. Therefore, no impacts related to hazards and hazardous materials are expected.

VIII. HYDROLOGY AND WATER QUALITY

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

VIII. HYDROLOGY AND WATER QUALITY

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

Discussion/Conclusion/Mitigation:

a, b) Less Than Significant Impact. The proposed project includes an Exception from the public water supply source requirement in Title 22 of the City of Elk Grove’s Municipal Code. Future development of two additional single family residences and accessory structures could occur on the project site and the adjacent site. Any development would include the construction of wells and septic tanks. The construction of wells and septic tanks would require compliance with the standards of Sacramento County Environmental Health and the Municipal Code of the City; therefore, impacts are expected to be less than significant.

c-j) No Impact. Development is not proposed in a flood plain area. Any development on the site with single family residences would not substantially alter the existing drainage pattern of the site or area, expose people or structures to a significant risk of loss, injury or death involving flooding, or 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. Therefore, no impacts are expected.

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

Discussion/Conclusion/Mitigation

a) No Impact. The Elk Grove General Plan designates the property as Rural Residential with a two (2) acre minimum size requirement. The project is consistent with the density range proposed for this site and will not divide an established community. The project includes an Exception from the requirement of public water for parcels zoned AR-2 or denser, an Exception from the public street frontage requirement, and an Exception from the minimum lot size for AR-2 zoned lots. However, the Zoning Code allows for these types of exceptions to be granted. The project has been designed and will be conditioned to comply with the General Plan, Zoning Code and City standards for design. There are no habitat conservation plans or natural community conservation plans within the City of Elk Grove. Therefore, no adverse impact is expected.

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

Discussion/Conclusion/Mitigation:

a-b) No Impact. The Elk Grove General Plan Background Report indicates that the project site is comprised of "aggregate deposits which cannot be evaluated from available data." The project site is not delineated as a locally important mineral resource recovery site. The proposed project is not expected to 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. Therefore, no impact to mineral resources is expected within the project site.

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

Discussion/Conclusion/Mitigation:

a, c, e, & f) No Impact. The Noise element of the City's General Plan indicates that the maximum allowable noise exposure from transportation noise sources is 60 Ldn for outdoor activity areas and 45 Ldn for interior spaces for residential uses (including AR-2). According to the City's General Plan Background Report, the project site is located outside of a 60dB traffic noise contour. The noise exposure level is not expected to exceed standards set by the General Plan. Therefore, the proposed project will not expose people to noise levels in excess of standards established in the General Plan. Potential development of the project site includes three lots containing three single-family houses and accessory structures, which would create an insignificant amount of noise. Any future development on the existing or newly created parcels will be required to comply with the City of Elk Grove Noise Ordinance to ensure that acceptable noise levels are not exceeded. Additionally, the project site is not located within an airport land use plan or within two miles of a public or private airport. Therefore, no impacts are expected.

b & d) Less Than Significant Impact. This project involves a Tentative Parcel Map. Development of the proposed parcels with new residential homes is not proposed at this time. If construction were to occur it would be restricted to daytime hours consistent with the City's noise ordinance (City Ordinance 6.68.080(e)). Therefore, the noise level generated by any future development within the project site would create a less than significant impact.

XII. POPULATION AND HOUSING

Would the project:	Potentially Significant Impact	Less Than Significant With 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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

a-c) No Impact. While no development is proposed as part of this project, future development of the project site and the adjacent site will include two additional single-family residences and accessory structures. However, this will not be growth inducing due to the fact that the project is consistent with the General Plan. The project will also not require the displacement of any housing or people. Therefore, no adverse impacts to population or housing are expected from the project.

XIII. PUBLIC SERVICES

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
--	--------------------------------------	--	------------------------------------	--------------

Would the project result in:

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

a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>

Discussion/Conclusion/Mitigation:

a-e) Less Than Significant Impact. The possible addition of two new single-family residential units would incrementally increase the demand for public services including fire protection, police protection, schools, parks, and other public facilities. Additionally, the Applicant is requesting an Exception from public water connection standard and proposes to serve each lot with a domestic water well and on-site septic system subject to specific construction requirements. However, the proposed project would not require the expansion of facilities. The Fire Department and the Police Department have reviewed and conditioned the proposed project, and did not find that the project would cause significant environmental impacts. Therefore, the project is considered to have a less than significant impact on public services.

XIV. RECREATION

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

Discussion/Conclusion/Mitigation:

a-b) No Impact. The proposed project is a small residential subdivision that would minimally increase the use of exiting neighborhood and regional parks, and other recreational facilities. Therefore, this project will not increase the use of existing parks such that substantial physical deterioration of the facility would occur. This project does not include recreational facilities or require the construction or expansion of recreational facilities; therefore the impacts to parks and recreational facilities are less than significant.

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

Discussion/Conclusion/Mitigation:

a, b, d, e) Less Than Significant Impact. The proposed project does not include any use that would generate significant traffic. In accordance with the existing General Plan designation and zoning for the project site, any future development of the project site as well as the adjacent site would likely consist of up to two single-family residences. Traffic generated by uses consistent with the General Plan is considered less than significant. A Fire Department approved turnaround on the private drive will provide emergency access to the parcels. Therefore, adverse impacts are expected to be less than significant.

c, f, g) No Impact. The project is not located within the vicinity of an airport or airstrip, therefore no effects on air traffic patterns are anticipated. The project includes a rezone and tentative subdivision map that would subdivide one lot into three lots. The proposed project, along with any future construction of single-family residences, would not result in inadequate parking nor would conflict with adopted policies, plans, or programs supporting alternative transportation. Therefore, no impact is expected.

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

Discussion/Conclusion/Mitigation:

a-c, f-g) No Impact. The project does not propose any immediate development. However, future development of single-family residences would be consistent with the General Plan and would include septic systems. Residential waste from the anticipated residential development will be regularly collected by the local waste service provider. The waste will be properly disposed at a designated landfill. Therefore, no impacts are anticipated. The project would not require the construction of either water and/or wastewater treatment facilities, or water drainage facilities. No dedication to these utilities will be required for this project. Therefore, no impacts are expected.

d) Less Than Significant Impact. The proposed project includes an Exception from the requirement of public water supply source of the City of Elk Grove Municipal Code, Title 22. Future rural residential development of the site as well as the adjacent site includes two additional single-family dwellings and accessory structures. The Exception from the requirement for public water results in the development of rural domestic wells in conjunction with the development of single-family dwellings that are used to supply the homes with water. Because rural domestic wells require smaller yields than both municipal and agricultural wells, the water is generally obtained from the upper shallow aquifer. Additionally, any well installed on the proposed lot must be installed pursuant to Sacramento County Environmental Health improvement standards. Therefore, impacts are expected 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	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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"/>

Discussion/Conclusion/Mitigation:

a, c) Less Than Significant Impact. Based on the analysis provided in this Initial Study, potential environmental impacts of the project could affect wildlife resources, but such impacts would be mitigated to less than significant levels through the incorporation of Mitigation Measures MM 1 and MM 2. While the proposed project does not include any structures, future development of residential structures would be possible. The placement of any structure on the site could impact wildlife that would move across the site. However, due to the scale of the structures and the surrounding residential land use and given that no development will occur in the riparian corridor, any impact to the movement of native resident or migratory wildlife would be less than significant.

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

The proposed project will result in the creation of three new legal parcels. Although no development is proposed as part of this project, future development of the site will include single-family residences and accessory structures. While the project does not include the development of the newly created parcels, its development at a future date could temporarily impact the area by construction-related air quality and noise. Traffic and public services may also be impacted by the construction and use of residential structures. These impacts would be less than significant because the development of the project site with rural residential uses is consistent with the General Plan designation for the site. The proposed project would not otherwise have any direct or indirect adverse impacts on humans because no immediate development is proposed.

b) No Impact. The project is consistent with the City of Elk Grove General Plan. Cumulative impacts resulting from General Plan implementation were disclosed and addressed in the Environmental Impact Report (EIR) prepared for the General Plan. The project would not create any significant cumulative impacts beyond those described in the Elk Grove General Plan EIR adopted by the City Council in 2003. All potential impacts would be reduced through implementation of basic regulatory requirements, mitigation measures, and/or conditions of approval incorporated into project design. By adhering to basic regulatory requirements and/or conditions of approval incorporated into the project design, the project would not lead to any cumulative impacts.

REFERENCES

1. City of Elk Grove. City of Elk Grove General Plan. Elk Grove, CA. 2003.
2. City of Elk Grove. City of Elk Grove General Plan Background Report. Elk Grove, CA. 2003.
3. Sacramento Metropolitan Air Quality Management District's Guide to Air Quality Assessment.