



MITIGATED NEGATIVE DECLARATION/INITIAL ENVIRONMENTAL STUDY

Project Title: Bond Road 5 Parcel Map EG-05-941

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

Project Location: 10049 Bond Road; The project site is located on the north side of Bond Road, approximately 1,600 feet east of Bader Road in the eastern portion of the City of Elk Grove.
APNs: 127-0070-035 and 127-0070-036

Project Sponsor's Name and Address: Property Owners: Servo Investments
10049 Bond Road
Elk Grove, CA 95624

Agent: JTS Engineering Consultants
1808 J Street
Sacramento, CA 95814

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

Zoning: Agricultural-Residential – 5 acre minimum (AR-5)

Contact Person: Gerald Park

Phone Number: 916-478-3671

Date Prepared: January 2008

PROJECT DESCRIPTION

Project Setting and Surrounding Land Uses

The project area is located on the north side of Bond Road, approximately 1,600 feet east of Bader Road in the eastern portion of the city of Elk Grove (Elk Grove) (See **Figure 1** and **Figure 2**). The land surrounding the project area is designated for single-family residential land use, some of which has been developed. The undeveloped areas are a mix of ranchettes and open grassland/pasture (See **Table 1**). The project area contains one (1) single-family residence on the north side of the site, with horse corrals and pasture on the south side of the site that were previously used to support a riding facility.

Table 1. Existing Uses and Land Use Designations

	General Plan Designation	Zoning Designation	Existing Use
Project Site	Rural Residential	AR-5	Single-family Residential
North	Rural Residential	AR-5	Single-family Residential
East	Rural Residential	AR-5	Single-family Residential
South	Triangle SPA	Triangle SPA	Single-family Residential
West	Rural Residential	AR-5	Single-family Residential

The residential areas are landscaped with urban ornamental vegetation such as turf grass and trees. The relatively undeveloped patches of open space located to the north of Bond Road contain disturbed but natural vegetation including annual grassland, seasonal wetlands, an agricultural ditch with emergent wetland vegetation, and urban and residential plant communities.

Proposed Project

The proposed project includes rezoning two (2) existing parcels (APN 127-0070-035 (4.98 acres) and APN 127-0070-036 (5.01 acres)) from AR-5 (Agricultural/Residential – minimum five (5) acres) to AR-2 (Agricultural/Residential – minimum two (2) acres). The project also includes approval of a tentative parcel map (See **Figure 3**) which would subdivide the project area from the existing two (2) parcels measuring approximately five (5) acres each into three (3) parcels of approximately two (2) acres each plus one parcel of approximately four (4) acres. The existing residence on APN 127-0070-035 would remain and would be located on proposed Lot 3.

Although not included as part of this project, future development of the site as shown on the tentative parcel map would include up to three (3) additional single-family residences and accessory structures. Therefore, potential environmental impacts associated with future development are discussed in this IS/MND, and mitigation measures are included where appropriate to reduce these impacts to a less than significant level.

Required Project Approvals

Other public agencies whose approval may be required (e.g., permits, financing approval, participation agreement) include, but is not limited to:

- US Fish and Wildlife Service (USFWS)
- US Army Corps of Engineers (USACOE)
- Central Valley Regional Water Quality Control Board (CVRWQCB)

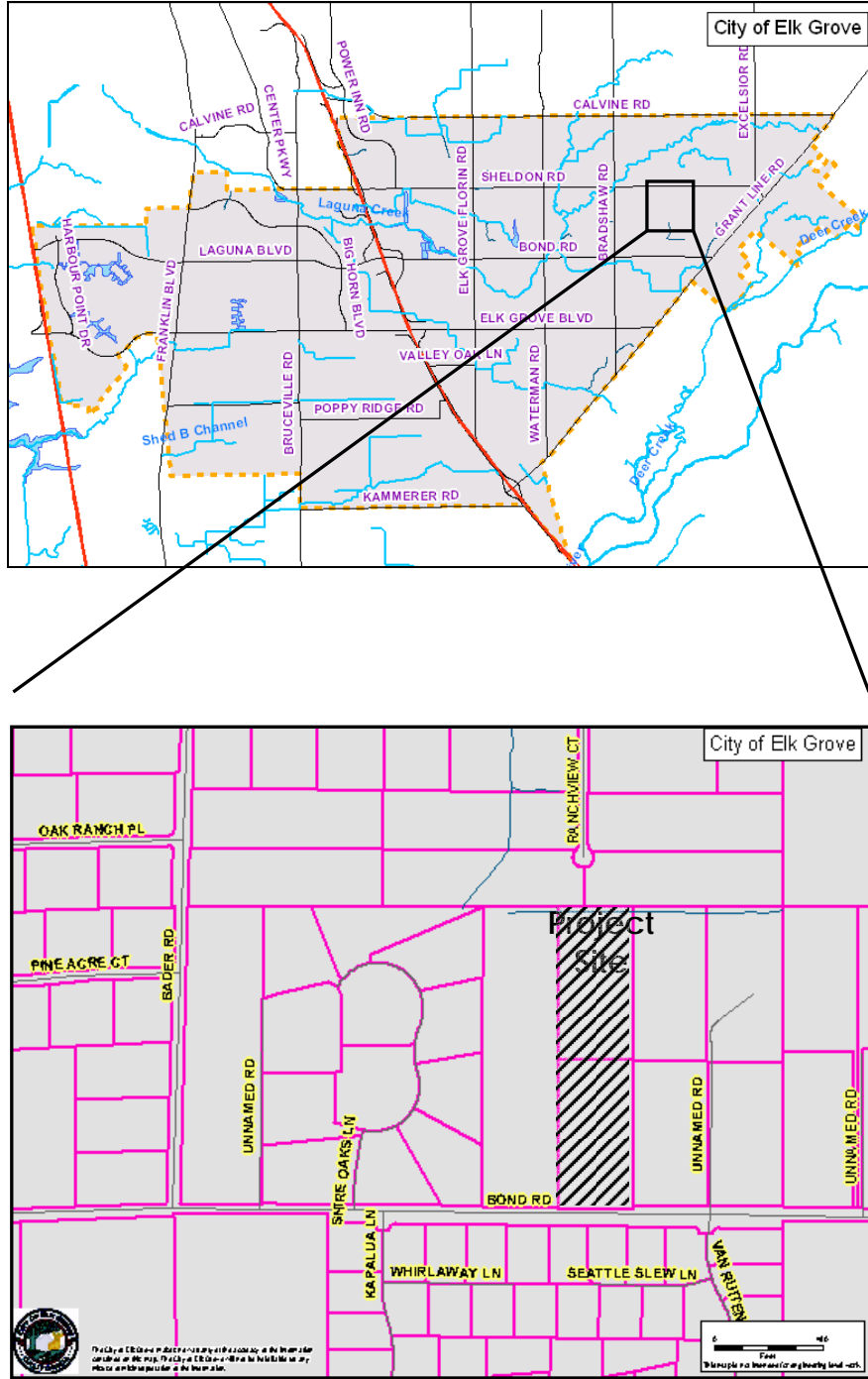


Figure 1. Location Map

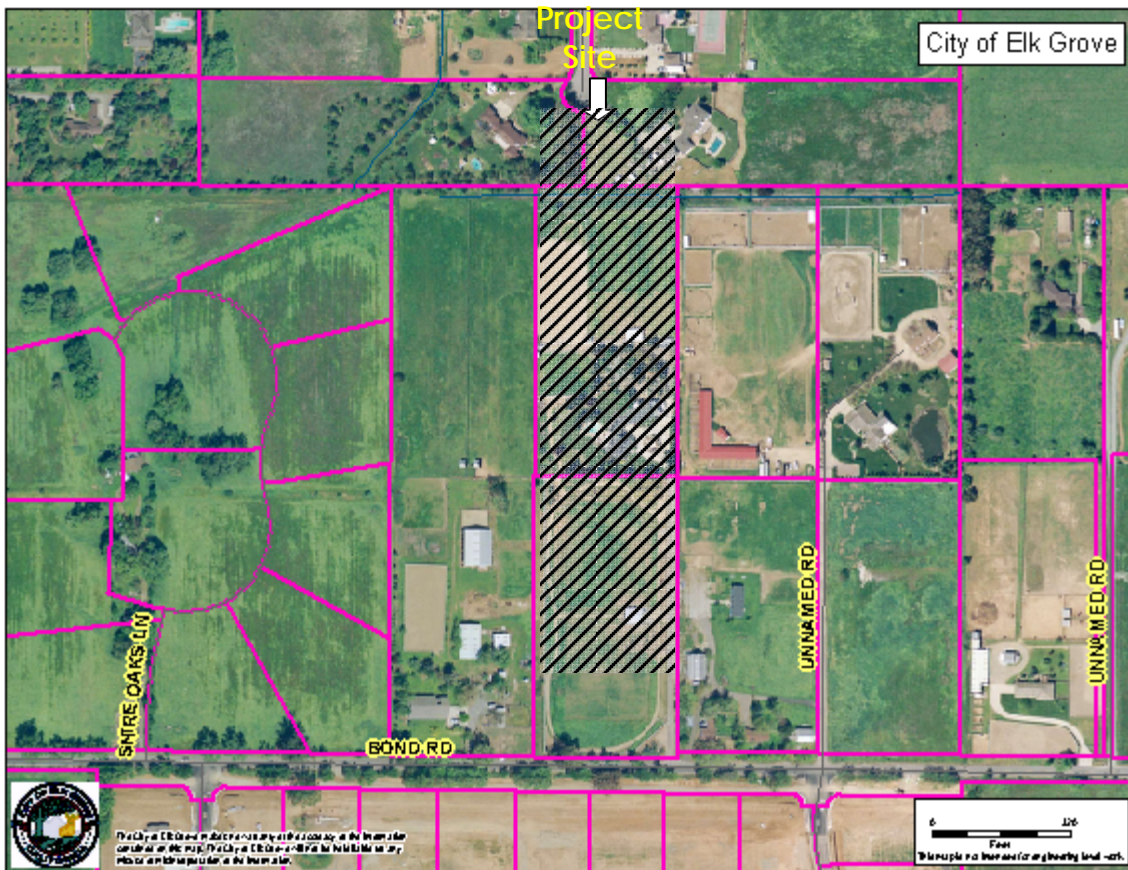


Figure 2. Project Aerial
Aerial photograph does not reflect current level of development



Figure 4. View of the project site looking north.



Figure 5. View of the project site looking northeast.

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

Environmental Factors Potentially Affected:

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

- | | | |
|---|--|--|
| <input checked="" type="checkbox"/> Aesthetics | <input 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.

Planner's Signature

February 15, 2008

Date

Gerald Park

Planner's Printed Name

City of Elk Grove

Development Services - Planning

Purpose of This Initial Study

This Initial Study (IS) has been prepared consistent with CEQA Guidelines Section 15063, to determine if the Bond Road 5 Parcel Map project under EG-05-941, as proposed, may have a significant effect upon the environment. Based upon the findings contained within this report, the IS will be used in support of the preparation of a Mitigated Negative Declaration (MND).

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) "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 other sections and "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 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.

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

- 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 checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

a) No impact. There are no designated scenic vistas or any significant scenic resources in the project area that would be impacted by the project. In addition, the project would be consistent with the City's General Plan land use designation for the site, and visual impacts resulting from implementation of the General Plan were disclosed and addressed in the General Plan EIR. Therefore, no impact would occur.

b) Less Than Significant. The scenic resources of the site and surrounding area are characterized by single family residences and pastureland that includes scattered trees. Trees within the project area were surveyed by Arbor Enterprises, LLC in April of 2006. There were 38 trees surveyed, including seven (7) valley oak (*Quercus lobata*), three (3) beefwood (*Casuarina cunninghamiana*), 22 coast redwood (*Sequoia sempervirens*), one (1) red oak (*Quercus rubra*), three (3) Bradford pear (*Pyrus calleryana*), one Chinese hackberry (*Celtis sinensis*), and one (1) Grecian laurel (*Laurus nobilis*). These trees, the majority of which were planted as landscaping for the existing residence, range in size from five (5) inches diameter at breast height (dbh) to 20 inches dbh. In addition to the trees onsite, there are approximately 12 valley oaks and one large eucalyptus tree (*Eucalyptus, sp.*) located south of the project along Bond Road.

The City's Tree Preservation Ordinance requires protection measures for native oak trees measuring six (6) dbh or greater, and 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. Of the trees surveyed within the project area, only seven (7) of the valley oaks qualify for preservation. Although no trees would be impacted by this project, future development as shown on the tentative parcel map could result in construction impacts or even removal of trees, including protected valley oak trees. Future development would also have the potential to impact the driplines of trees located adjacent to the project areas. However, future development would be subject to the City's Tree Preservation Ordinance. Therefore, future development would have a less than significant impact on scenic resources.

c-d) Less Than Significant Impact. Although the project does not propose any development on the site, future development of the site as shown on the tentative parcel map would include up to three (3) additional single-family residences and accessory structures, which would alter the existing visual character of the site. However, the type of development proposed would be consistent with the existing General Plan designation for the project site (rural residential), and the construction of single-family residences would be visually consistent with the rural character of the area.

Residential lighting associated with future development would not be expected to result in substantial increases in light and glare. In addition, the project would be consistent with the City's General Plan land use designation for the site, and visual impacts resulting from implementation of the General Plan were disclosed and addressed in the General Plan EIR. As a result, the project would not be expected to significantly degrade the existing visual character or quality of the site or the surroundings, or create a new significant source of substantial light or glare; therefore, impacts 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	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"/>

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
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"/>

The Department of Conservation’s (DOC) map entitled “Sacramento County Important Farmland 2002” designates the project site as “Other Land”, which is defined as land that does not meet the criteria of any other farmland category. Common examples of “Other Land” include low density rural development, wetlands, dense brush and timberlands, gravel pits, and small water bodies. The project area is currently developed as a residential lot with a horse pasture, and is not used for agricultural purposes.

Discussion/Conclusion/Mitigation

a-c) No Impact. Although the project does not propose any development on the site, future development of the site as shown on the tentative parcel map may include construction of residential properties, including associated landscaping. However, the project is not located on Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared in pursuant to the Farmland Mapping and Monitoring Program (FMMP) of the DOC. The subject property is not under a Williamson Act contract, and is in a rural residential area with no adjacent agricultural uses. In addition, the project is consistent with the City’s General Plan land use designation for the site, and impacts resulting from implementation of the General Plan were disclosed and addressed in the General Plan EIR. Therefore, future development of the project site would not result in the conversion of existing or planned farmland uses to non-agricultural uses, and there would be no impact.

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"/>

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 (6) 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).

Discussion/Conclusion/Mitigation:

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. Although the project does not propose any development on the site, future development of residential properties as shown on the tentative parcel map would involve short-term construction activities that could result in minor increases in air pollutant emissions. These activities, such as grading and vehicular traffic, can generate temporary or short term increase in dust and particulate matter, but would be expected to be minor due to the small size of the proposed project. Any future construction activities on the site would be subject to SMAQMD and City regulations designed to reduce impacts to air quality. In addition, the project would be consistent with the City's General Plan land use designation for the site, and air quality impacts resulting from implementation of the General Plan were disclosed and addressed in the General Plan EIR; therefore, no impact to area policies and plans is anticipated.

b) Less than Significant Impact. The SMAQMD has adopted guidelines for determining potential adverse impacts to air quality in the region, which state that construction of 28 or more single family residential units is considered to result in a potentially significant air quality impact. Although the project does not propose any development on the site, future development of residential properties as shown on the tentative parcel map would include the construction of up to three (3) additional single-family residences and accessory structures within the project area.

As discussed above, short-term construction activities may result in short-term increases to pollutant emissions; however, construction activities would be subject to the SMAQMD's fugitive dust control standards (Rule 403). In addition the project would be consistent with the City's General Plan land use designation for the site, and air quality impacts resulting from implementation of the General Plan were disclosed and addressed in the General Plan EIR. Therefore, potential contributions to air quality violations are considered less than significant.

c-e) Less Than Significant Impact. As discussed above, short-term construction activities during future development of the project area could occur; however, due to the temporary nature of these activities substantial impacts to air quality are not anticipated. In addition, because of the small number of residential lots included on the tentative parcel map, long-term air quality impacts are not considered substantial. Sensitive receptors, including existing and future residents, would be exposed to minor amounts of construction dust and equipment emissions for short periods of time; however, no long-term exposure to high levels of pollutants is anticipated. Additionally, development of the site would be consistent with the General Plan designation for the area, and consideration of acceptable levels of air quality pollutants for residential uses was accounted for in the General Plan EIR; therefore, impacts would be considered less than significant.

f) No Impact. Although the project does not propose any development on the site, future development of residential properties as shown on the tentative parcel map would include the construction of up to four (4) additional single-family residences and accessory structures within the project area. Future development of the project area would be for rural residential uses, and as such would not be expected to create long-term objectionable odors affecting a substantial number of people. In addition, there are no other properties adjacent to the project site that

would produce objectionable odors that would affect future residents; therefore, no impacts are expected.

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

A site visit was conducted by City biologists on July 10, 2006. Information from regulatory agencies, including the US Fish and Wildlife Service (USFWS) and the California Department of Fish and Game (CDFG) regarding special status species known to occur in the project area, site characteristics noted during the reconnaissance visit, and species habitat suitability data were reviewed to determine the potential for special status wildlife presence onsite. The project area

consists of annual grassland, an agricultural ditch with some wetland vegetation, and urban and residential landscaping plan communities. Seasonal wetlands also exist within the project area (See **Figure 6 and Attachment 1**).



Figure 6. View of the wetlands area on the project site, looking southwest.

Discussion/Conclusion/Mitigation:

a) Less Than Significant With Mitigation Incorporated. Although not included as part of the proposed project, future development of the site would include construction of up to three (3) additional residences and accessory structures within the project area. A number of plant and wildlife species could potential occur and forage on the site, several of which could be impacted by future development of the project site.

Sanford’s Arrowhead

Sanford’s arrowhead (*Sagittaria sanfordii*) is a perennial herb that occurs within freshwater marshes and swamps, and blooms from May through October. This species is a federal species of concern and listed as a species of concern by the California Native Plant Society (CNPS). The wetland area in the northernmost portion of the property has the potential to support Sanford’s arrowhead, and if present, future development of the site could potentially impact this species, which is considered a potentially significant impact unless mitigation is incorporated.

Mitigation Measure

MM 3.4.1 Prior to approval of the final map, the Applicant shall retain a qualified biologist to conduct focused surveys to determine the presence/absence of special-status plant species with potential to occur within the project area in accordance with CDFG-approved guidelines for conducting field surveys. Specifically, the guidelines are outlined in: *Guidelines for Assessing Effects of Proposed Developments on Rare Plants and Plant Communities* (Nelson 1994). These guidelines require rare plant surveys to be conducted at the proper

time of year when rare or endangered species are both “evident” and identifiable. Field surveys shall be scheduled to coincide with known flowering periods, and/or during periods of phenological development that are necessary to identify the plant species of concern (late May to October).

If any special-status plant species are found within the project area during the focused surveys, and it is determined that they cannot be avoided, a transplanting program shall be undertaken (if feasible) to move the plant(s) to a suitable alternative habitat location or replacement credits may be purchased by the Applicant at an approved mitigation bank.

Special-status plant species that are identified adjacent to proposed ground-disturbing activities, but not to be disturbed by the project, shall be protected by barrier fencing to ensure that construction activities and material stockpiles do not impact any special-status plant species. These avoidance areas shall be identified on proposed improvement plans.

Timing/Implementation: Prior to approval of final map

Enforcement/Monitoring: City of Elk Grove and CDFG

Implementation of the above mitigation measure would reduce impacts to Sanford’s arrowhead to a less than significant level.

Giant Garter Snake

The giant garter snake is listed as threatened and protected under both the Federal Endangered Species Act (FESA) and California Endangered Species Act (CESA). The species is found in a variety of aquatic habitats in central California, including agricultural wetlands and other wetlands, such as irrigation and drainage canals, low gradient streams, marshes, ponds, sloughs, small lakes, and their associated uplands. Potential habitat for giant garter snake may occur in the drainage area and roadside ditch on the project site, as well as associated upland areas, and future development of the project site could potentially impact snakes or their habitat, which is considered a potentially significant impact unless mitigation is incorporated.

Mitigation Measure

MM 3.4.2

Prior to the issuance of final approval plans, the Applicant shall consult with USFWS regarding impacts to giant garter snake habitat. An incidental take permit may be required. Authorization for incidental take would be initiated by formal consultation under Section 7 of FESA. The consultation would proceed as part of the permitting process for the Section 404 permit from ACOE. During this consultation, an appropriate mitigation plan shall be developed and approved by USFWS. The proposed project is expected to qualify for implementation under the *Programmatic Formal Consultation for ACOE 404 Permitted Projects with Small Effects on the Giant Garter Snake* (USFWS 1997). To avoid and minimize impacts to potential giant garter snake habitat the following measures shall be implemented:

- Follow the *Standard Avoidance and Minimization Measures During Construction Activities in Giant Garter Snake Habitat* established by the USFWS, November 13, 1997 (Programmatic Consultation; Service file number 1-1-97-F-149);

- Use exclusionary fencing to avoid wetland and other areas outside of the proposed construction right of way;
- Survey for the giant garter snake within the project area 24 hours prior to the onset of construction and any time activities are halted for more than two weeks thereafter;
- Allow any giant garter snake encountered to move away from construction activities on their own; and
- Prohibit the use of plastic, monofilament, jute, or similar erosion control matting that could entangle giant garter snake at the project site.

Timing/Implementation: *Prior to, during, and after construction*

Enforcement/Monitoring: *City of Elk Grove Development Services*

Implementation of the above mitigation measure would reduce impacts to the giant garter snake to less than significant level.

Swainson’s Hawk

The Swainson’s hawk is listed as threatened by the CDFG but has no federal status. Swainson’s hawks in the Central Valley typically nest in large, mature trees such as valley oaks, cottonwoods (*Populus sp.*), willows (*Salix sp.*), and native walnuts (*Juglans sp.*). Selected trees for nesting are usually located near suitable foraging habitat. The CDFG Natural Diversity Database (CNDDDB) indicates that Swainson’s hawks have been known to nest within approximately 1.5 miles of the project site.

Chapter 16.130 of the City’s Municipal Code (Swainson’s Hawk Ordinance) states that the reduction in foraging habitat can occur through requests for zoning changes of agriculturally zoned lands to land use designations that enable land to be reduced to parcel sizes too small to support Swainson’s hawk foraging habitat or through requests for land use entitlements for non-agricultural uses that are incompatible with the maintenance of Swainson’s hawk foraging habitat. The California Department of Fish and Game (CDFG) has determined that parcels of land of five (5) acres or more in size are recognized to be the minimum acreage required for viable foraging habitat. The City’s Swainson’s Hawk Ordinance requires the payment of a mitigation fee and or preservation of habitat for each acre of Swainson’s hawk habitat lost.

The project contains roughly 7.5-acres of relatively undisturbed and potentially viable Swainson’s hawk foraging habitat. Because the project area is within a foraging radius of known nesting sites and there is the presence of suitable habitat on and surrounding the site, future development of the site for residential use could result in the loss of approximately 7.25-acres of suitable foraging habitat for Swainson’s hawk. This is considered a potentially significant impact unless mitigation is incorporated.

Mitigation Measure

MM 3.4.3 Prior to approval of a Final Map or 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 (7.25 acres). This land shall be protected through a fee title or conservation easement acceptable to the CDFG and the City 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 in the amount set forth in Chapter 16.130 of the City of Elk Grove Municipal Code as such may be amended from time to time and to the extent that said chapter remains in effect; OR
- Submit proof that mitigation credits for 7.25 acres of Swainson's hawk foraging habitat have been purchased at a CDFG approved mitigation bank.

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

Implementation of the above mitigation measure would reduce impacts to Swainson's hawks to a less than significant level.

Raptors and Migratory Birds

Trees and other vegetation within the project area provide suitable nesting and foraging habitat for many species of raptors and other migratory birds, including the western burrowing owl (*Athene cunicularia*), Cooper's Hawk (*Accipiter cooperii*), Swainson's Hawk (*Buteo swainsoni*), and white-tailed kite (*Elanus leucurus*). Active raptor and migratory bird nesting sites are protected by the Migratory Bird Treaty Act (MBTA), and removal or destruction of active nesting sites is considered a violation of the CDFG Code Section 3503.5 and the MBTA. Existing CDFG Code requirements would result in less than significant impacts to raptors and migratory birds (See Swainson's hawk impact discussion above).

b-c) Less Than Significant with Mitigation Incorporated. Sensitive habitats include those that are of special concern to resource agencies and those that are protected under CEQA, Section 1600 of the California Fish and Game Code, or Section 404 of the CWA. Riparian habitats are also considered to be a sensitive natural community under CEQA, and City Policy CAQ-9 identifies that wetlands, vernal pools, marshland, and riparian (streamside) areas are considered to be important resources, and requires that the City seek to ensure that "no net loss" of these resources occurs.

A wetland delineation was conducted for the project area in accordance with the US Army Corps of Engineers (Corps) *Wetland Delineation Manual* (Corps 1987) and *the Interim Supplement to the Corps Delineation Manual: Arid West Region* (Corps 2006). The Clean Water Act (CWA) jurisdiction following the US Supreme Court's decision in *Rapanos v. United States &*

Carabell v. United States (EPA 2007) was used to assess the potential jurisdiction of the site. A routine on-site determination of jurisdictional waters, including wetlands, was conducted on the site on October 24, 2007.

Waters of the US (Agricultural Ditch)

A total of 0.113 acres (328 linear feet) of other waters of the US, including an agricultural ditch, were mapped within the project area. This drainage is most likely a jurisdictional feature as defined by the Corps since it contains a defined bed, bank, and ordinary high water mark (OHWM), and is therefore considered "other waters of the US". This feature also contains emergent wetland plant species, including cattails (*Typha latifolia*) and tall nutsedge (*Cyperus eragrostis*). The ditch appears to carry runoff from surrounding fields towards Bradshaw Road, eventually reaching Laguna Creek. The ditch runs approximately 328 linear feet and runs east to west along the northern end of the property.

Seasonal Wetlands (Isolated)

In addition to the drainage ditch, six areas totaling 0.049 acre of isolated non-jurisdictional seasonal wetlands were also mapped near the main residence. Seasonal wetlands are normally defined as areas that are inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support a prevalence of vegetation typically adapted for life in saturated soil conditions. Seasonal wetlands occur throughout California in basins and depressions that are saturated or periodically flooded. Plants identified within the seasonal wetlands within the project site include Baltic rush (*Juncus balticus*), curly dock (*Rumex crispus*), tall nutsedge, and annual ryegrass (*Lolium multiflorum*). These features appear to receive water from both precipitation and leaking landscape irrigation equipment. The mapped seasonal wetlands lie in shallow swales and appear to be isolated waters since they are not adjacent to, any relatively permanent waters.

The Corps would have final authority over the extent of wetlands and other waters of the US, including their jurisdiction, determination of the area affected by the project, and the type of permits and conditions required. Although not proposed as part of the current project, future development of single family residences on the project site could potentially disturb existing wetland areas, and these impacts are considered potentially significant unless mitigation is incorporated.

Mitigation Measure

MM 3.4.4 The project Applicant shall consult with the Corps to establish whether the areas mapped in the *Bond Road #5 Project Preliminary Wetland Delineation Report* qualify as jurisdictional waters of the United States. The Applicant shall provide the wetland delineation verification to the City prior to approval of improvements plans. If feasible, future development shall be designed to avoid all impacts to jurisdictional waters. If jurisdictional waters cannot be avoided, a no net loss policy shall be employed to satisfy General Plan Policy CAQ-9, and the appropriate permits (i.e., Section 404 and 401 under the CWA) shall be obtained prior to issuance of grading permits.

The project applicant shall comply with all permit conditions and employ best management practices and measures (established by the permitting authorities and the City) to minimize and compensate for potential impact to any jurisdictional waters. If the 404 Permit process requires additional wetland

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mitigation and compensation beyond the “no net loss of wetland area” outlined in the City’s General Plan Policy CAQ-9, then the project Applicant shall implement the requirements of the permit conditions. In addition, wetland delineation and mitigation details shall be noted on the design plans for any future development.

Timing/Implementation: Prior to approval of improvement plans

Enforcement/Monitoring: City of Elk Grove Planning Department, ACOE, and RWQCB

Implementation of the above mitigation measure would reduce impacts to wetlands to a less than significant level.

d) Less Than Significant Impact. Since the project site is located in a rural portion of Elk Grove, there is the potential that wildlife does pass through the site. Although not included as part of this project, future development of the site could potentially impact wildlife species that travel through the site; however, the addition of up to three (3) new residences would not be expected to prevent or substantially affect the movement of wildlife through the area. In addition, development of the site for residential use would be consistent with the City’s General Plan land use designation for the site, and impacts to wildlife movement impacts resulting from implementation of the General Plan were disclosed and addressed in the General Plan EIR. considered be less than significant.

e) Less Than Significant. Please see section 3.1 for a discussion of potential impacts to trees. Impacts to oaks and other large native and non-native trees would have to comply with the City’s Tree Preservation Ordinance and the City’s General Plan Policy CAQ-8. Adherence to the City’s Tree Preservation Ordinance would ensure a less than significant impact to trees.

f) Less Than Significant Impact. The City does not at present have an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan; therefore, there would be no impact to these types of plans.

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

V. CULTURAL RESOURCES

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
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. Although the project does not propose any development on the site, future development of the site would involve some ground disturbance as required for grading and utility installation. According to the Cultural Resource Element of the City's General Plan, the project site is not within a potentially cultural and archeological sensitive area therefore, the discovery of archaeological resources is not anticipated. In addition, the existing residential structure is fewer than 45 years old and would not be impacted by site development; therefore, there would be no impacts to historical resources.

Development of the site for residential use would be consistent with the City's General Plan land use designation for the site, and potential impacts to archaeological resources resulting from implementation of the General Plan were disclosed and addressed in the General Plan EIR;. While no prehistoric sites are known to exist within the project area, there is potential for unexpected discovery of these resources during construction activities. General Plan Policy HR-6, Action 2 requires that the following conditions be imposed on all discretionary projects in the city:

- "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. "

Because there is low potential for archaeological resources in the area, and because General Plan polices would be implemented in the event of an unanticipated discovery of these resources, 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) Less than Significant Impact. Although not included as part of the proposed project, future development of the site would include construction of up to three (3) residences within the project area. There are no known faults crossing through the project site. The site is not located within an Alquist-Priolo earthquake hazard zone, and the project would be designed and constructed in accordance with the requirements of the Uniform Building Code and other City standards. Development of the site for residential use would be consistent with the City's General Plan land use designation for the site, and potential impacts resulting from implementation of the General Plan were disclosed and addressed in the General Plan EIR.

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 Elk Grove (as identified in the General Plan Background Report, November 2003), the potential for liquefaction is considered low. In addition, the area of the project site proposed for construction is relatively flat; therefore the likelihood of landslides is minimal therefore, impacts from liquefaction and landslides are expected to be less than significant.

b) Less Than Significant Impact. Although not included as part of this project, future development of the site would include site grading that would create minor contour changes necessary to direct surface runoff. Construction of any future project would also result in the placement of paving and concrete. However, 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, and the project would not be expected to result in substantial soil erosion, siltation, or loss of topsoil. In addition, future development of the site would be consistent with the General Plan land use designation for the area, and impacts resulting from designated land uses were accounted for in the General Plan EIR; therefore, impacts would be considered less than significant.

c) Less Than Significant Impact. As discussed in a) above, the project area is not located on an area that is on a fault or substantially at risk for groundshaking, and future construction of residences would be subject to the requirements of the Uniform Building Code and City standards. In addition, the project area is essentially level with little topographic variation; therefore, the risk of exposing people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving landslides, lateral spreading, subsidence, liquefaction or collapse is less than significant.

d) Less Than Significant Impact. According to the City's General Plan, the project site has low potential for expansive soils. In addition, all future development at the project site would be in accordance with the the Uniform Building Code and City Standards; therefore, impacts related to expansive soils would be less than significant.

e) Less Than Significant Impact. Although not included as part of this project, future development of up to three (3) residences on the project site would include the use of private septic systems. This development would be conducted in accordance with the Uniform Building Code and City Standards, and future construction and maintenance of these septic systems would be permitted by the County Environmental Management Department (EMD). As part of the permitting process the Applicant would be required to show that onsite soils would support the use of these systems; therefore, impacts are considered less than significant.

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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 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 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-b) No Impact. Although not part of the proposed project, future development of the site would include construction of up to three (3) residences and accessory structures. Construction

of the residences would involve the temporary transport, storage, use, and disposal of potentially hazardous materials such as fuels, paint, and other construction materials; however, use of these materials would be in compliance with applicable regulations and potential for release of hazardous materials would be considered less than significant.,

c-h) No Impact. The project area is not located near any existing or planned schools, and is not included on the County of Sacramento’s list of hazardous materials sites compiled pursuant to Government Code § 65962.5. The site is not located in an airport land use plan area, near a private air strip or in the vicinity of wildland areas. Future development of the site would include single family residences and accessory structures, which would not be expected to result in the release of hazardous materials. 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 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 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
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 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 type="checkbox"/>	<input checked="" type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

a,b, f) Less Than Significant Impact. Although not included as part of this project, future development of the site would include the construction of up to three (3) new residences. These residences would connect to the municipal water supply system; however, they would use private septic systems rather than connecting to the public sewer system. Because the residences would be connected to the municipal water supply system, no use of groundwater would occur. Because septic systems would be used, depending on the geology of the area, some water may reach groundwater supplies in the area.

Development of the site would be consistent with the General Plan land use designation for the area, and the use of septic systems for the proposed residences were accounted for and addressed in the General Plan EIR. In addition, construction of septic tanks would require compliance with the standards of Sacramento County EMD and the City's Municipal Code, which would require water quality measures to ensure that applicable standards would not be exceeded; therefore, water quality impacts are considered to be less than significant.

c, e) No Impact. Although not included as part of this project, future development of the site would include site grading that would create minor contour changes necessary to direct surface runoff. Construction of any future project would also result in the placement of paving and concrete. However, this increase would be minimal, and site runoff would not be expected to exceed capacity of existing storm drainage systems.

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, and the project would not be expected to result in substantial soil erosion, siltation, or loss of topsoil. In addition, development of the site would be consistent with the General Plan land use designation for the area, and minor changes in grading and impervious surfaces for the

proposed residences were accounted for in the General Plan EIR; therefore, no impact would occur.

d, g-j) Less Than Significant Impact. The project site is not located within a 100-year floodplain, and future development of the site would not impact any streams or rivers. There is an agricultural ditch that runs along the south side of the property; however, future development of the site would not be expected to substantially alter the existing drainage pattern of the site or area in a manner that would result in flooding on- or off-site, expose people or structures to a significant risk of loss, injury or death involving flooding. Because the project site is not located near the ocean or any large waterway, no impacts associated with inundation by seiche, tsunami, or mudflow are anticipated. Therefore, impacts are considered less than significant.

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-c) No Impact. The project would be consistent with the General Plan land use designation for the area, and future development of the area would comply with the General Plan, Zoning Code and City standards for design. The City's General Plan designates the property as Rural Residential, which includes minimum lot sizes from two (2) to 10 acres. The project would include rezoning the site from AR-5 to AR-2, which is consistent with the Rural Residential designation. There is currently only one residence within the project area, and the project would therefore not divide an established community. The City does not currently have any approved habitat conservation plans or natural community conservation plans; therefore, no impact is anticipated.

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 City’s 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, and is not currently being mined for mineral recovery. Therefore, the proposed project would not be 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, and no impact would occur.

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"/>

XI. NOISE	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:				
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"/>

The City's General Plan Noise Element establishes noise level criteria for both transportation noise sources, and for non-transportation (stationary noise sources). For transportation noise sources, the Noise Element establishes a land use compatibility criterion of 60 dB Ldn within outdoor activity areas of residential land uses. Outdoor activity areas are usually considered to be patios, balconies, backyards, swimming pool areas, etc. The intent of this standard is to provide an acceptable noise environment for outdoor activities. In addition, an interior noise level criterion of 45 dB Ldn is applied to all residential uses. The intent of this standard is to provide a suitable environment for indoor communication and sleep.

Where it is not possible (reasonable or feasible) to reduce noise in outdoor activity areas to 60 dB Ldn or less using a practical application of the best available noise reduction measures, an exterior noise level of up to 65 dB Ldn may be allowed provided that available exterior noise level reduction measures have been implemented, and interior noise levels are in compliance with the 45 dB Ldn standard.

Methodology

In order to assess the potential impacts related to noise, an *Environmental Noise Assessment* was prepared for the proposed project (**Attachment 2**). Because the proposed lots are approximately two (2) acres in size, it is difficult to identify where outdoor activity areas would be located. In cases where the location of the outdoor activity area is not known, the City's Noise Element specifies that the exterior noise level standards should be applied at the property line of the receiving land use. However, if the exterior noise level standard is applied at the property line, site design measures cannot be used to abate exterior noise levels, and the only option is the use of sound barriers.

The City's Noise Element specifies that site design measures are preferred over the use of sound walls for reducing exterior noise levels. Site design measures typically include locating outdoor activity areas outside of the noise impacted area of the site, or shielding the outdoor activity area by the residential structure. Therefore, the noise analysis conducted for the project considered application of the City's exterior noise level standards at the property line of the receiving land uses in addition to site design measures which would locate the outdoor activity areas outside of the noise impacted area of the site.

Discussion/Conclusion/Mitigation:

a-d) Less Than Significant with Mitigation Incorporated. Although the project does not propose any development on the site, future development of the site as shown on the tentative parcel map would include up to three (3) additional single-family residences and accessory structures. Temporary construction activities would result in increased noise and vibration levels associated with various types of equipment used. Construction of residential structures would not be

expected to involve the use of any equipment or processes (i.e. pile driving) that would result in excessive noise or vibration. In addition, increases in noise levels would be temporary and intermittent and would be limited to between the hours of six (6) a.m. and eight (8) p.m. Monday through Friday, and between seven (7) a.m. and eight (8) p.m. Saturday and Sunday per the City’s Noise Ordinance. Therefore, temporary noise and vibration impacts would be considered less than significant.

Predicted Future Interior Noise Levels

Standard construction practices consistent with the Uniform Building Code typically provide an exterior to interior noise level reduction of approximately 25 dB, assuming that air conditioning would be included for each unit, which allows residents to close windows for the required acoustical isolation. Therefore, as long as exterior noise levels at the building facades do not exceed 70 dB Ldn, the interior noise levels would typically comply with the City’s interior noise level standard of 45 dB Ldn.

Second floor facades are generally exposed to noise levels of approximately two (2) to three (3) dB higher than those at first floor facades. This is due to the fact that second floor facades do not benefit from excess ground attenuation. The residential building façade adjacent to Bond Road is predicted to be exposed to first floor traffic noise levels of 65 dB Ldn, or less, depending on the building setback distance. Therefore, interior noise levels would be within the City’s accepted levels, and impacts would be less than significant.

Predicted Future Exterior Noise Levels

Future traffic numbers used for the City’s General Plan Noise Element were used to predict the future traffic noise levels within the project area. **Table 3.11-1** shows the predicted traffic noise levels at Lot 1 (adjacent to Bond Road); because they are located behind Lot 1 and further from Bond Road, the noise levels at the remaining three (3) lots were assumed to comply with the City’s exterior and interior noise standards.

Table 3.11-1. Predicted Future (2027) Traffic Noise Levels

Roadway	Location	Average Daily Trips (ADT)	Distance to Roadway Centerline	Noise Level (L _{dn})	Distance to Traffic Noise Contours	
					65 dB	60 dB
Bond Road	Property Line of Lot 1	12,007	42'	68'	64'	137'
	Center of Lot 1		169'	59'		

Source: Environmental Noise Assessment, j.c. brennan and associates.

As shown in **Table 3.11-1**, exterior noise levels are predicted to be 68 dB at the property line of Lot 1, and 59 dB at the center of Lot 1. Although not included as part of this project, any future construction of residences onsite would be subject to noise level standards. The predicted exterior noise levels of 68 dB would be above the standard of 60 dB, which is considered potentially significant unless mitigation is incorporated.

When determining appropriate mitigation for noise impacts, General Plan Policy NO-8 states:

“Where noise mitigation measures are required to achieve the standards of Tables NO-A and NO-C, the emphasis of such measures shall be placed upon site planning and project design. The use of noise barriers shall be considered a

means of achieving the noise standards only after all other practical design-related noise mitigation measures—including the use of distance from noise sources—have been integrated into the project.”

Therefore, the following mitigation measure shall be incorporated into the project that emphasizes site design over the creation of barriers.

Mitigation Measure

MM 3.11.1 In order to achieve compliance with the City's 60 dB Ldn exterior noise level standard, the Applicant shall establish a setback that places the property line of Lot 1 at or beyond the predicted 60 dB Ldn exterior noise contour line, as shown in the *Environmental Noise Assessment* completed for the project. If a setback is not feasible to achieve compliance with the exterior noise level standard, the City's Planning Department must approve an acceptable alternative to a setback such as the installation of a sound barrier to achieve the exterior noise level standard.

Timing/Implementation: Prior to approval of final map

Enforcement/Monitoring: City of Elk Grove Planning Department

The above mitigation measure would reduce noise impacts to the site to a less than significant level.

d-e) No Impact. The project area is not located within two miles of an airport/airstrip or in the vicinity of a private airstrip; therefore, there would be no impact.

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

Discussion/Conclusion/Mitigation:

a-c) No Impact. While no development is proposed as part of this project, future development of the project site would include the construction of up to three (3) additional single-family residences and accessory structures within the project area. Because the housing density proposed through the AR-2 zoning would be consistent with the City's General Plan Rural Residential land use designation, the project would not be expected to induce population growth or indirectly. The existing residence on site would not be removed as part of the future development; therefore, project would not result in the displacement of any housing or people, and no impact 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
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Would the project result in:

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

a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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. Although no development is proposed as part of this project, future development of the site would include up to three (3) additional single-family residences and accessory structures. The addition of these residential units would slightly increase the demand for public services including fire protection, police protection, schools, parks, and other public facilities; however, this increase would not be expected to result in the need for expanded facilities. The Fire Department and the Police Department have reviewed the proposed project and determined that the project would not cause substantial impacts to their ability to serve the area. In addition, future development would be in accordance with the existing General Plan designation for the project site, and public facilities required for designated land uses were accounted for in the General Plan EIR. Therefore, the project is considered to have a less than significant impact on public services.

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

Discussion/Conclusion/Mitigation:

a-b) Less Than Significant Impact. Although no development is proposed as part of this project, future development of the site as shown on the tentative parcel map would include up to three (3) additional single-family residences and accessory structures. Although the construction of additional residences may minimally increase the use of existing neighborhood parks, regional parks, and other recreational facilities, substantial physical deterioration of these facilities would not be expected to occur. This development would be in accordance with the existing General Plan designation for the project site, and additional recreational facilities required for designated land uses were accounted for in the General Plan EIR. 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 considered 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"/>

XV. TRANSPORTATION/TRAFFIC

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
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. Although no development is proposed as part of this project, future development of the site as shown on the tentative parcel map would include up to three (3) additional single-family residences and accessory structures. This development would be in accordance with the existing General Plan designation for the project site, and additional traffic generated by these residences was accounted for in the General Plan EIR. Emergency access to the parcels would be provided via a turnaround on the private drive, as shown on the tentative map; therefore, impacts are considered 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. Future construction of single-family residences on the site would be in accordance with the City's development standards, and 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

XVI. UTILITIES AND SERVICE SYSTEMS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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, b, d, e) No Impact. Although not included as part of this project, future development of the site would include up to three (3) additional single-family residences and accessory structures. These residences would connect to the municipal water supply system; however, they would use private septic systems rather than connecting to the public sewer system. Construction and maintenance of these septic systems would be permitted by the County Environmental EMD, and would be required to follow applicable water quality standards.

In addition, development of the site would be consistent with the General Plan land use designation for the area, and the ability to provide adequate wastewater treatment for the proposed residences was accounted for in the General Plan EIR; therefore, were these residences to be connected to the sewer system, the additional wastewater amount would not be expected to exceed the capacity of local wastewater treatment facilities, and no impact to these systems is anticipated.

Future residences would be served by a municipal water supply source. Development of the site would be consistent with the General Plan land use designation for the area, and the ability to provide adequate water supply for the proposed residences was accounted for in the General Plan EIR. In addition, water facilities exist in the area that could adequately serve these additional homes, and tie-ins are available directly adjacent to the project site. Therefore,

connection to the municipal water system would not require expansion of existing facilities, and no impact would occur.

c) No Impact. Future development of the site would increase the amount of impervious surfaces in the area, and could create additional site runoff. However, this increase would be minimal, and site runoff would not be expected to exceed capacity of existing storm drainage systems. In addition Development of the site would be consistent with the General Plan land use designation for the area, and the ability to provide adequate storm drainage for the proposed residences was accounted for in the General Plan EIR; therefore, no impact would occur.

f, g) No Impact. Development of the site would be consistent with the General Plan land use designation for the area, and adequate capacity of local landfills was accounted for in the General Plan EIR. Construction debris would be properly disposed of at a designated landfill, in compliance with applicable regulations. Residential waste would be regularly collected by the local waste service provider, and would also be properly disposed at a designated landfill; therefore, no impact would occur.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE

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

Does the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 With Mitigation Incorporated Based on the analysis provided in this IS/MND, 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. Although the project does not propose any development on the site, future development of the site as shown on the tentative parcel map would include up to three (3) additional single-family residences and accessory structures. The placement of any structure on the site could impact wildlife that would move across the site; however, due to the scale of the development impacts to the movement of native resident or migratory wildlife would be considered less than significant.

Impacts to prehistoric or historic cultural resources would be considered less than significant 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.

Future development of the site could result in temporary construction impacts related to air quality and noise; however, with compliance to standard regulations, these impacts would be considered less than significant. Construction of up to three (3) additional residences and accessory structures would result in some additional traffic and increase in use of existing public services; however, these impacts would be minor. In addition, development of the site would be consistent with the General Plan land use designation for the area, and adequate traffic capacity and public services was accounted for in the General Plan EIR; therefore, impacts are considered less than significant.

b) Less Than Significant Impact. CEQA Guidelines Section 15064(i) states that a Lead Agency shall consider whether the cumulative impact of a project is significant and whether the effects of the project are cumulatively considerable. The assessment of the significance of the cumulative effects of a project must, therefore, be conducted in connection with the effects of past projects, other current projects, and probable future projects.

The project is consistent with the City's General Plan land use designation for the site. Cumulative impacts resulting from implementation of the General Plan were disclosed and addressed in the General Plan EIR. The project would not create any significant cumulative impacts beyond those described in the City's 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; therefore, impacts would be considered less than cumulatively considerable.

Attachments

1. Biological Resources Assessment
2. Environmental Noise Assessment

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. City of Elk Grove. *City of Elk Grove General Plan Environmental Impact Report*. Elk Grove, CA. 2003.
4. City of Elk Grove. City of Elk Grove Municipal Code. DATE.
5. Sacramento Metropolitan Air Quality Management District's Guide to Air Quality Assessment.
6. Arbor Enterprises, LLC. Arborist Report. April 2006.
7. City of Elk Grove. Preliminary Wetlands Delineation for the Bond Road #5 Project. November 2007.