

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION



MITIGATED NEGATIVE DECLARATION/INITIAL ENVIRONMENTAL STUDY

Project Title: Bond Waterman Retail Center (EG-07-049)

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

Project Location: The project site is located at the northwest corner of Bond Road and Waterman Road in the City of Elk Grove.
APNs: 127-0010-082 and 127-0010-095

Project Sponsor's Name and Address: Applicant Taylor Properties Development Company
Franklin Burris
1792 Tribute Road, Suite 270
Sacramento, CA 95815

Property Owner Taylor/Village Sacramento Investment Partners, L.P.
John Glikbarg
121 Spear Street, Suite 250
San Francisco, CA 94105

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

Zoning: AR-5

Contact Person: Sarah Kirchgessner

Phone Number: (916) 478-3649

Date Prepared: October 2007

Project Description

The proposed project consists of the following entitlements:

- **Rezone from AR-5 (Agricultural Residential – 5 acres minimum) to SC (Shopping Center).** The proposed Rezone is consistent with the General Plan designation of the site as Commercial/Office/Multi-family.
- **Design Review for a 41,500 square foot retail center.** The proposed retail center includes 4 buildings, two patios, one plaza, 205 parking stalls, and associated site improvements.
- **Conditional Use Permit for two drive-throughs.** The proposed drive-throughs are consistent with the development standards of the Zoning Code.
- **Tentative Parcel Map.** The Tentative Parcel Map would subdivide two parcels into 4 parcels. Each of the proposed retail buildings would be located on an individual parcel.
- **Uniform Sign Program.** The Program will establish uniform sign types, sizes, and locations for all building mounted signs and freestanding signs for the center. The development

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standards within the Program will supplement applicable signage development standards contained within the City's Zoning Code.

The proposed retail center will be accessed from driveways off of Waterman Road and Bond Road. A ten foot wide paved multi-purpose trail is proposed to run along the eastern and southern boundaries of the site.

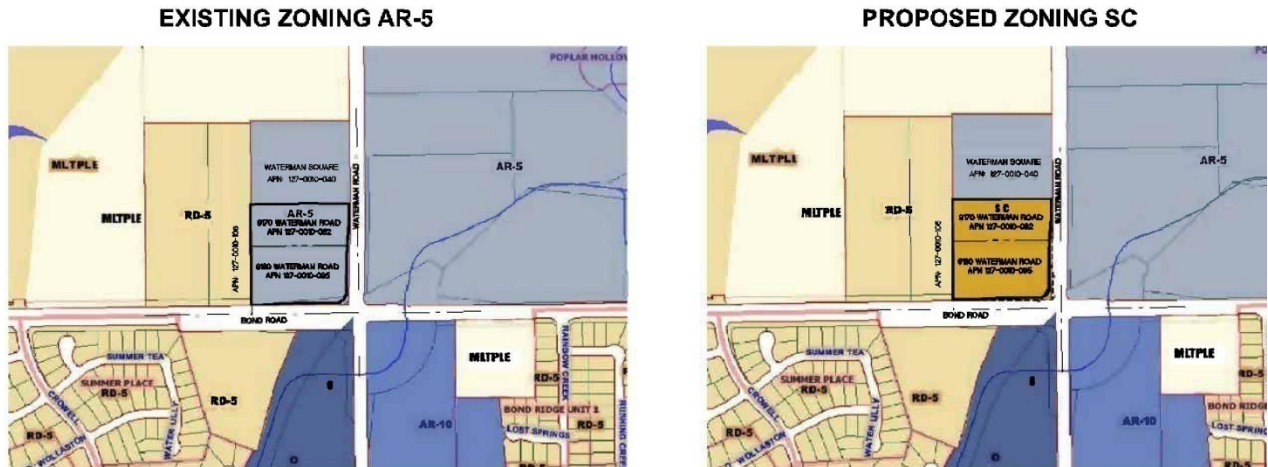


Figure 1. Rezone Exhibit

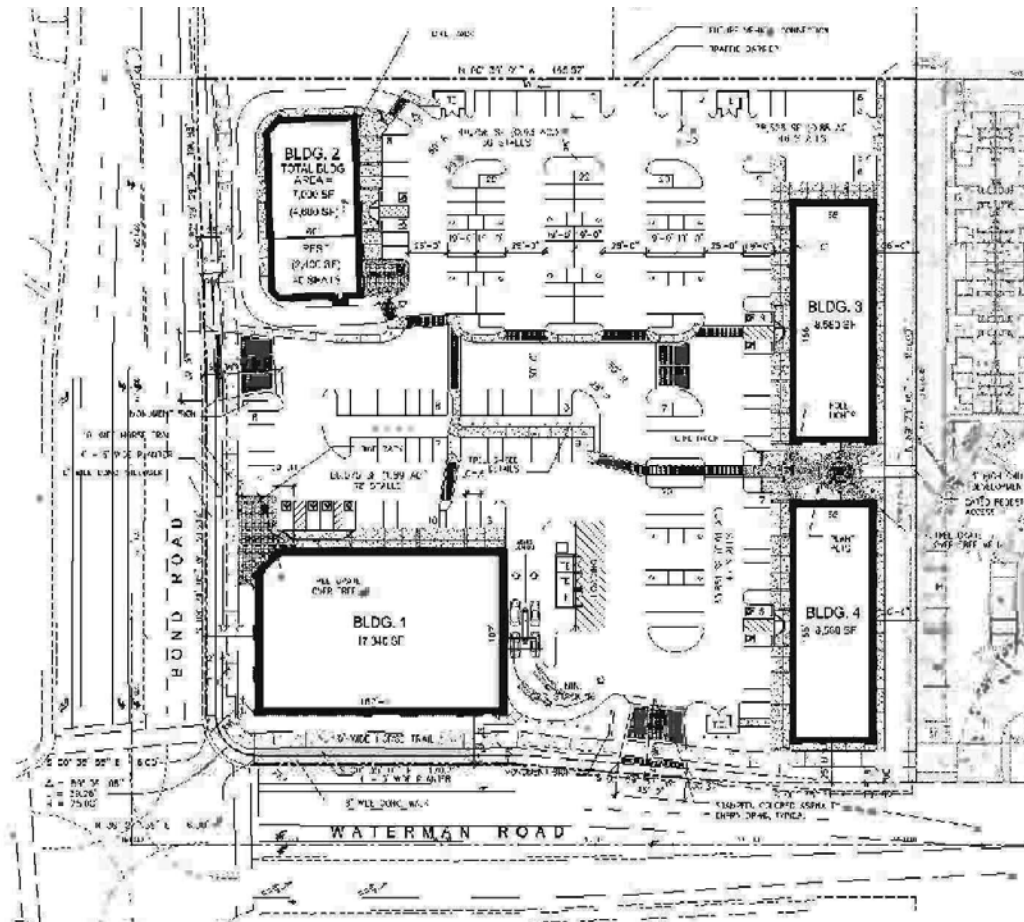


Figure 2. Site Plan

Environmental Setting and Surrounding Land Uses

The project site is located on the northwest corner of Bond Road and Waterman Road in the eastern portion of the City of Elk Grove (APNs: 127-0010-082 and 127-0010-095) (see Figures 3 and 4). The site is comprised of two legal parcels totaling approximately 4.72 acres. The project site is currently vacant. The eastern portion of the site was previously developed with two single family dwellings and various outbuildings for agricultural use. The buildings have been recently demolished. The site is dominated by ruderal non-native grass vegetation (see Figures 5 and 6). No trees or wetlands were observed on the site during a field reconnaissance by City staff. One native oak is located on the adjacent property to the north. The tree's dripline extends over the property boundary onto the project site. The project is bordered to the east and south by Waterman Road and Bond Road, respectively. The property to the north of the project site currently contains a single family dwelling; however, a multi-family development has been approved on the property. To the west is vacant property.

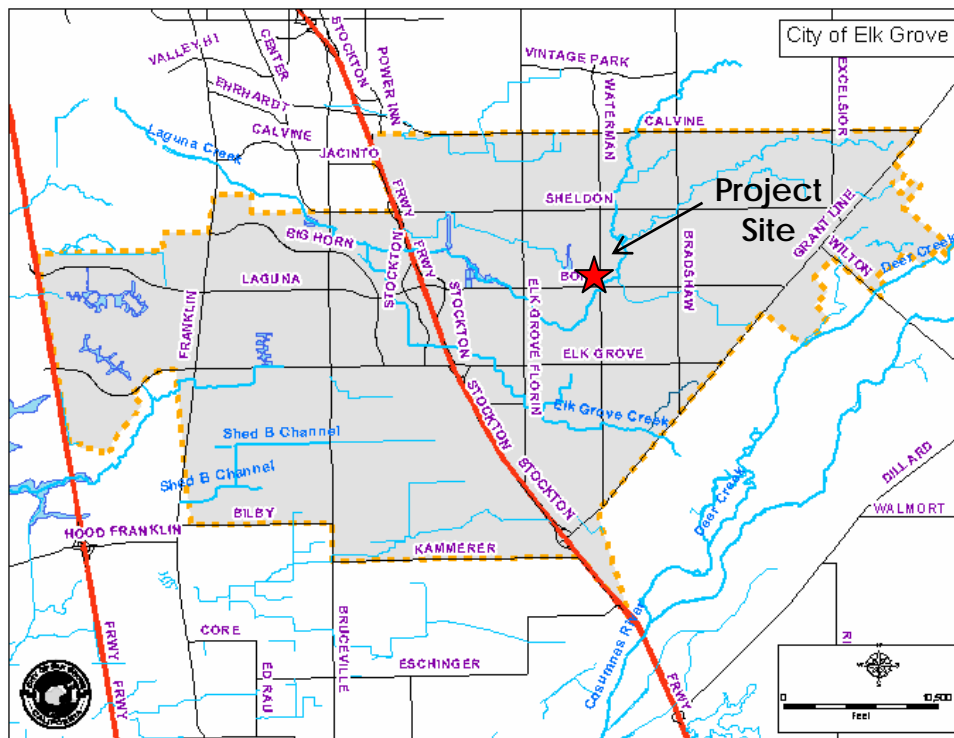


Figure 3. Location Map



Figure 4. Aerial (Photo from 2006-Does not reflect current level of development)



Figure 5. View of project site looking west from Waterman Road (September 19, 2007)



Figure 6. View of project site looking north from Bond Road (September 19, 2007)

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

Water Resources Control Board

Environmental Factors Potentially Affected:

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

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

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Planner's Signature

Date

Sarah Kirchgessner

Planner's Printed Name

City of Elk Grove

Development Services - Planning

PURPOSE OF THIS INITIAL STUDY

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

EVALUATION OF ENVIRONMENTAL IMPACTS

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

incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

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

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

Discussion/Conclusion/Mitigation:

a-d) Less Than Significant Impact. The project site is not located in an area where a scenic vista has been identified. A single-family residential subdivision is located south of the property across Bond Road. The project site is bordered on the west by a vacant property and to the north and east by rural residential uses. This rural view that is currently visible from Bond Road would not be visible after the project is constructed. However, the project site and surrounding area is designated for commercial/office/multi-family development in the City of Elk Grove General Plan. Approval of the project would not affect historic buildings within a state scenic highway. The proposed development would create new sources of light, but these will be consistent with development in a commercial area. The development will be subject to the City's lighting standards which are aimed at reducing adverse impacts caused by light. These standards include measures such as concentrating light and the use of shields and screens to reduce glare. The proposed project will be required to comply with all General Plan Policies and applicable zoning regulations. Therefore, adverse impacts related to new sources of light and glare are considered less than significant.

II. AGRICULTURAL RESOURCES

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

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

Discussion/Conclusion/Mitigation:

The Department of Conservation's map entitled "Sacramento County Important Farmland 2004" designates the project site as "Other Land." "Other Land" is defined as land which does not meet the criteria of any other category. Common examples include low density rural development, wetlands, dense brush and timberlands, gravel pits, and small water bodies.

a-c) No Impact. The proposed project would not be converting Prime or Unique Farmland, or Farmland of Statewide Importance to non-agricultural use. Therefore, no impact to Prime, Unique or Statewide Important Farmland would occur. The property is not currently zoned for agricultural uses. The site is not considered farmland and is not under a Williamson Act contract. There are no agricultural lands in the project surroundings that would be at risk of conversion due to the proposed project. Therefore the proposed project is not expected to result in adverse impacts to agricultural resources.

III. AIR QUALITY

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

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

Discussion/Conclusion/Mitigation:

Existing Setting

The project site is located within the Sacramento Metropolitan Air Quality Management District (SMAQMD), which is part of the Sacramento Valley Air Basin. The Sacramento Valley Air Basin has been further divided into Planning Areas called the Northern Sacramento Valley Air Basin (NSVAB) and the Greater Sacramento Air region, designated by the U.S. Environmental Protection Agency (EPA) as the Sacramento Federal Ozone Non-attainment Area. The Non-attainment area consists of all of Sacramento and Yolo counties, and parts of El Dorado, Solano, Placer, and Sutter counties. SMAQMD is responsible for limiting the amount of emissions that can be generated throughout the County by various stationary and mobile sources. Specific rules and regulations have been adopted by the SMAQMD Board of Directors that limit the emissions that can be generated by various uses and/or activities, and identify specific pollution reduction measures that must be implemented in association with various uses and activities. These rules not only regulate the emissions of the six criteria pollutants, but also toxic emissions and acutely hazardous materials.

Emissions sources subject to these rules are regulated through the SMAQMD's permitting process. Through this permitting process, the SMAQMD also monitors the amount of stationary emissions

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

a-c) Less Than Significant 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. All construction will be subject to City regulations designed to reduce potential adverse impacts to air quality. The Sacramento Metropolitan Air Quality Management District (SMAQMD) has established criteria and plans for reducing air emissions. The proposed project would not conflict with or obstruct the implementation of any applicable air quality plan on either a short-term or long-term basis. On a cumulative level, the project would contribute to criteria pollutants for which the project region is in non-attainment under an applicable federal or state ambient air quality standard. This impact was addressed in the City of Elk Grove General Plan EIR and a Statement of Overriding Considerations was adopted. The project is consistent with the General Plan. Therefore, air quality impacts resulting from the proposed project are considered less than significant.

d) Less than Significant Impact. SMAQMD Guide to Air Quality Assessment includes a table to help determine if the threshold for emissions from project construction or operation might be exceeded. Table 2.2 and 4.2 of the "Guide to Air Quality Assessment" indicates that a regional shopping center has a threshold of 198,000 square feet for construction and 193,000 square feet for operational. The proposed 41,500 square foot retail center is well below the thresholds. Additionally, within the 41,500 square foot retail center, a 2,400 square foot restaurant with a drive-through and a 17,340 square foot pharmacy with a drive-through are proposed. The "Guide to Air Quality" table indicates that a restaurant with a drive through has a threshold of 198,000 square feet for construction and 17,000 square feet for operational, and a bank with a drive though has a threshold of 198,000 square feet for construction and 34,000 square feet for operational. Staff determined that drive-throughs for pharmacies and banks are comparable in terms of level of use. The proposed 2,400 square foot restaurant and 17,340 square foot pharmacy are well below the thresholds. Given that the proposed project is below the SMAQMD thresholds, and that construction activities will be subject to the districts fugitive dust control standards (Rule 403), impacts to air quality are considered less than significant.

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

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

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

Discussion/Conclusion/Mitigation:

Existing Setting

The project site is located in a rural residential area surrounded by open grassland to the west. The exiting 4.72-acre site is vacant and contains no trees or shrubs. No waterways, such as creeks or channels, exist on the property. No trees or wetlands were observed on the site during a field reconnaissance by City staff. One native oak is located on the adjacent property to the north. The tree's dripline extends over the property boundary onto the project site.

a) **Less Than Significant With Mitigation Incorporated.** Because no trees are located on the project site, no nests are likely to be found on site. However, a number of wildlife species could potentially occur and forage on the site and could be affected by project construction, as described below.

Swainson’s hawk

The project site is 4.72-acres and has been disturbed by previous construction and demolition. The project site is located within one mile of known Swainson’s hawk nesting sites (Figure 7). Swainson’s hawk is a state listed threatened species known to forage within 10 miles of its nest. The Department of Fish and Game has determined that parcels of land of five (5) acres or more in size are recognized to be the minimum acreage required for viable foraging habitat for this species. The proposed project site is 4.72-acres with an abundance of open grassland surrounding it which provides for potential foraging habitat for Swainson’s hawk. Approximately 2.72-acres of the site have been disturbed by the demolished residences. These 2.72-acres are not viewed as viable foraging habitat for the Swainson’s hawk since they have been disturbed. The approximately two acres remaining are contiguous with a large portion of land that is suitable hawk habitat and is in excess of 5 acres when combined. Therefore, two of the 4.72-acres of the project site constitutes potential Swainson’s hawk foraging habitat that will be adversely impacted by its development. Adverse effects on the habitat of a state listed species are considered a potentially significant impact. The City of Elk Grove has developed mitigation measures to reduce impacts to Swainson’s hawk foraging habitat to a less than significant level (see Mitigation Measure 1). This mitigation measure requires that existing habitat be protected in perpetuity either directly through the acquisition of land or conservation easements, or through the payment of a mitigation fee. The fee will be used for the acquisition of land or conservation easements to protect suitable Swainson’s hawk habitat. The applicant will be required to comply with this mitigation measure. Therefore impacts to Swainson’s hawk foraging habitat are considered to be less than significant.

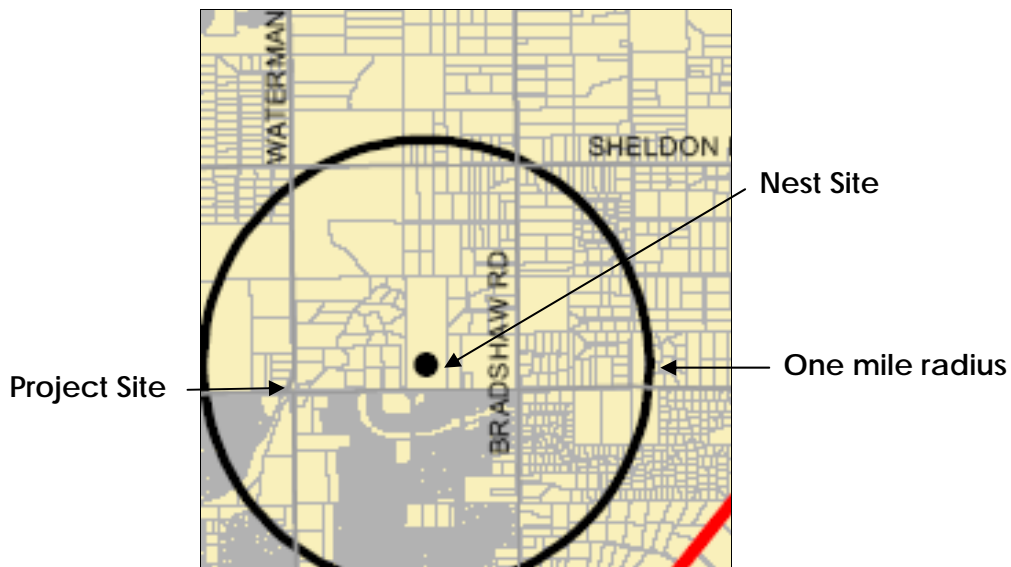


Figure 7. 2005 Swainson’s Hawk Nest Sites Map
 Source: Sacramento County, California Department of Fish and Game

Mitigation Measure 1 (Biological Resources-Swainson’s Hawk)

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

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

- Preserve 1.0 acre of similar habitat for each acre lost (two acres). This land shall be protected through a fee title or conservation easement acceptable to the City of Elk Grove as set forth in Chapter 16.130.040(a) of the City of Elk Grove Municipal Code as such may be amended from time to time and to the extent that said Chapter remains in effect, OR
- Purchase mitigation credits at a 1:1 ratio (one credit per each acre of habitat lost) at a Department of Fish and Game approved mitigation bank, OR
- Submit payment of Swainson's hawk impact mitigation fee per acre of habitat impacted (payment shall be at a 1:1 ratio) to the City of Elk Grove in the amount set forth in Chapter 16.130 of the City of Elk Grove Code as such may be amended from time to time and to the extent that said chapter remains in effect.

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

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

b, c) No Impact. Site visits were conducted on the project site on July 3, 2007 and October 19, 2007. There are no water features or wetlands located on the site. The absence of waterways as well as the absence of plant species normally found near freshwater would eliminate the potential for any riparian habitat. Giant garter snakes are federally and state listed as threatened. They inhabit open water canals and streams where they forage on small fish and frogs. Potential habitat may occur in the portion of Laguna Creek that runs within 200 feet of the project site. However, Waterman Road and Bond Road are located between Laguna Creek and the project site. It is unlikely that Giant garter snakes would traverse these thoroughfares to get to the project site. Therefore, no impacts to Giant garter snakes are expected to occur. Given the absence of wetlands or other aquatic habitat in the study area, special status species including tricolored blackbird, California tiger salamander, western pond turtle, vernal pool branchiopods, and special status plant species would have little if any potential for occurring at the site. Although Laguna Creek is located approximately 200 feet east of the project site, no development is proposed that would have a substantial adverse effect on any riparian habitat or special status species. Therefore, no impact is expected.

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 traverse the site. The construction of a shopping center could slightly interfere with the movement of wildlife species. However, due to the surrounding land uses and the proximity to Bond and Waterman Roads, and because no development is proposed in a riparian corridor, any interference to the movement of any native resident or migratory or wildlife species would be less than significant. Therefore, impacts are expected to be less than significant.

e) Less Than Significant With Mitigation Incorporated. An Initial Arborist Report was prepared for the Bond Waterman Retail project by Sierra Nevada Arborists on May 16, 2007. The City of Elk Grove General Plan policy CAQ-8 (Conservation Element) establishes that all large trees are important aesthetic resource for the City and should be preserved and protected. The tree

preservation ordinance requires mitigation for the removal of oak trees over 6 inches in diameter and all large landmark trees. The project site currently contains no trees on site. A tree permit was approved by the City on September 2, 2007 to remove all of the non-native trees on site as well as two native oaks. The Applicant mitigated the removal of the two native oaks as part of the tree permit. Although no trees are located onsite, a native oak is located on the northern property line. In order to reduce potential adverse impacts to this tree, the following mitigation measure is imposed to reduce the impacts to a level of less than significant.

Mitigation Measure 2 (Biological Resources – Trees)

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

All portions of adjacent off-site native trees which have driplines that extend onto the project site shall be protected as follows:

Tree Preservation Construction Notes:

1. A circle with a radius measurement from the trunk of the tree to the tip of its longest limb shall constitute the dripline protection area of all off-site oak tree driplines which extend into the site and shall not be cut back in order to change the dripline. Removing limbs which make up the driplines does not change the protected zones.
2. Chain link or City approved barrier shall be installed one (1) foot outside the dripline protection area of off-site oak tree driplines which extend onto the site, prior to initiating project construction, in order to avoid damage to the trees and their root systems. The barrier around those oak tree driplines which are encroached into by structures and/or driveways can be moved to allow construction. The new barrier locations shall be four feet outside the structure wall and/or driveway location.
3. A piped aeration system shall be installed at all locations where impervious surfaces and/or structural development will occur within the dripline protection area of all portions of the off-site oak tree driplines which extend onto the site. Installation of the aeration system be performed under the direct supervision of a certified arborist. If, in the opinion of the certified arborist, encroachment into the dripline protection area is severe, then the affected tree shall be retained on site but determined lost, and mitigation as required by the approving body.
4. All driveways which pass through the dripline protection area of all portions of off-site oak tree driplines which extend on the site shall be constructed such that the entire driveway section is placed directly above existing grade. No excavation for driveway construction shall be allowed within oak tree dripline protection areas except minor excavation associated with the installation of piped aeration systems.
5. Any pruning of an oak tree shall be supervised by a certified arborist. Branch and limb pruning shall be limited to that which has been deemed necessary by a certified arborist in order to correct a safety hazard, structural defect, crown cleaning or arborist recommended pruning in the tree. Pruning due to canopy encroachment by buildings shall be limited to the minimum amount needed to safely accommodate the structure. All pruning and deadwood removal shall be executed in accordance with American National Standards Institute (ANSI) A300 pruning standards and the International Society of Arboriculture (ISA) "Tree Pruning Guidelines". An ISA Certified Arborist shall supervise and tree pruning.
6. All oak trees shall be pruned, as per arborist recommendations, prior to starting any site improvements. Any pruning of an oak tree shall be supervised by a certified arborist.
7. No signs, ropes, cables (other than those which may be recommended by a certified arborist to provide limb support) or any other item shall be attached to all portions of off-site oak tree driplines which extend onto the site.

8. No vehicles, construction equipment, mobile home/office, supplies, materials or facilities shall be driven, parked, stockpiled or located within the dripline area of all portions of the off-site oak tree driplines which extend onto the site.

9. No grading (grade cut or fills) shall be allowed within the dripline protection area of all portions of off-site oak trees which extend onto the site with the exception of approved encroachment areas on the Final Development Plans. If, in the opinion of the certified arborist, permitted grading in the dripline protection area is severe, then the affected tree shall be retained on-site but determined lost, and mitigation as required by the approving body shall be imposed.

10. No trenching shall be allowed within the dripline protection area of all portions of the off-site oak tree driplines which extend onto site. If it is absolutely necessary to install underground utilities within the dripline of the tree, the utility line shall be bored or drilled under the direct supervision of a certified arborist.

11. Landscaping beneath all portions of off-site oak tree driplines which extend on the site include nonplant materials such as river gravel, woodchips, etc. The only plant species which shall be planted within the driplines of oak trees are those which are tolerant of the natural semiarid environs of the trees. Limited drip irrigation approximately monthly during late spring, summer and early fall is recommended for understory plants.

12. No in the ground sprinkler or irrigation system shall be installed in such a manner that irrigates the ground within the dripline protection area of all portions of off-site oak tree driplines which extend onto the site. An "above ground drip irrigation system", drip lines placed on natural grade and all emitters shall be placed on grade, will be permitted under oak tree driplines. No trenching for irrigation lines will be permitted under dripline protection areas.

13. Include all the above measures verbatim as Construction Notes on any/all Preliminary or Final Grading Plans, Improvement Plans and Building/Development Plans which are submitted to the Department of Public Works and/or Planning Department for each project, as well as any/all revisions to Plans which are subsequently submitted.

14. Prior to installation of new asphalt, weed control chemicals shall not be applied where they can leach into dripline of any protected tree(s).

15. During construction, the frequency and amount of water for protected trees shall not differ from that received prior construction. Also, water protected trees as directed by Applicant's ISA Certified Arborist to ensure good overall health of protected trees during site construction.

Monitoring Actions

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

f) Less Than Significant Impact. Elk Grove General Plan policy CAQ-21 is established to preserve and protect natural streams in the City and states that any development adjacent to a natural stream shall provide a "stream buffer zone" along the stream. The project is approximately 200 feet from a Laguna Creek. No development is proposed within this creek. Therefore, impacts to local policies or ordinances protecting biological resources or local, regional, or state habitat conservation plans are considered to be less than significant.

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

Discussion/Conclusion/Mitigation:

a-d) Less Than Significant Impact. The project site is identified within a potentially cultural and archeological sensitive area, according to the Cultural Resource Element of the City of Elk Grove General Plan. However, because the site is vacant, any cultural and archeological resources would be located underground. California State Law requires that if cultural resources are encountered, work shall stop immediately and the Sacramento County Coroner shall be contacted, who will coordinate an investigation of the find with appropriate specialists if needed. Moreover, should any human remains be discovered at any time, all work is to stop and the County Coroner must also be immediately notified pursuant to the State Health and Safety Code, Section 7050.5 and the State Public Resources Code, Section 5097.98. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains.

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

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

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

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

Discussion/Conclusion/Mitigation:

a-d) Less than Significant Impact. The site is not located within an Alquist-Priolo earthquake hazard zone and there are no known faults crossing or in the vicinity of the project site. However, the project site, as with virtually all sites within the state, would be vulnerable to ground shaking in the event of an earthquake. The nearest active fault is the Foothills Fault System, which is located approximately 20 miles east of the site. The maximum level of ground motion that could ever be experienced at the project site would occur as a result of a 6.5 magnitude earthquake on the Foothills Fault (Elk Grove, 2003). As the project site is not in an area with

deposits of water-saturated alluvium of similar deposits of artificial fill, the potential for liquefaction is minimal. The project site and surrounding vicinity are relatively flat eliminating the potential for landslides. The City of Elk Grove General Plan requires that the project be designed and constructed in accordance with the requirements of the Uniform Building Code (UBC). Adherence to the provisions of the UBC would reduce potential for structural damage in the event of an earthquake. Therefore, seismic related impacts are considered less than significant.

The project site has been previously graded but will require additional earthwork and excavation to install necessary infrastructure to accommodate future development of the site. These activities would occur entirely on the project site. While some soils erosion may occur during the construction process, the loss of topsoil would not be substantial. Existing City codes regulating erosion control during and after construction would be fully enforced. The project would be subject to the City Land Grading and Erosion Control Ordinance and the requirements of the Clean Water Act (CWA).

The CWA Amendments of 1972 require the project contractor to file a notice of intent under the State's NPDES General Construction Permit (CAS0002). The City requires adherence to conditions under the City's NPDES permit set forth by the Regional Water Quality Control Board (RWQCB), and also the preparation and submittal of a Storm Water Pollution Prevention Plan (SWPPP) to be administered throughout all phases of grading and project construction. The SWPPP would incorporate Best Management Practices (BMPs) to ensure that potential water quality impacts during construction are minimized. Therefore, adverse impacts related to soil erosion and loss of topsoil are considered less than significant.

The project site is relatively flat and is not located on a geologic unit or soil that is unstable. The project would not require substantial earth moving or create unstable earth conditions, significant changes to the geologic substructure, or substantial changes to topography. Therefore, the proposed project would result in less than significant impacts relative to soils and soil stability.

Soils in the project area are generally San Joaquin Silt loam and San Joaquin-Galt Complex (Sacramento County, 1995). These soil units have some clay content. Minerals in certain clays swell with increased moisture content and then contract during dry periods. The project would be designed consistent with the requirements of the UBC and on-site soils would be properly compacted and engineered to support future uses. Therefore, this impact is considered less than significant.

e) No Impact. Neither septic tanks nor alternative wastewater disposal systems are part of the proposed project. Therefore, no adverse impact would occur.

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

Discussion/Conclusion/Mitigation:

a-h) No Impact. The proposed project involves the construction of a 41,500 square foot retail center with two drive-throughs. There will not be routine transport, use or disposal of hazardous

materials and the proposed project would not result in a significant risk of explosion or accidental release of hazardous substances. Therefore, no hazardous impact is anticipated.

The nearest airport/airstrip is the Sunset Skyranch Airport located at the intersection of Grant Line Road and Bradshaw Road, approximately two miles from the project site. This airport is used primarily for an aircraft parking facility, as the touch and go operations are restricted. Normal operations of this facility would not result in safety related or other adverse impacts to people working at or near the project site. Therefore, no impact is anticipated.

The area surrounding the project site is rural residential. Figure 4.4-1 of the Elk Grove General Plan EIR (City of Elk Grove, 2003) depicts hazardous materials sites throughout the City. None of the sites are identified on the proposed project site. Therefore, no impact is anticipated.

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

The project site is surrounded by rural residential uses and open land zoned for residential and commercial uses. The project site is located in an urban area. There are no wildlands in the project area. Therefore, it would not be subject to wildland fire and no impact is anticipated.

VIII. HYDROLOGY AND WATER QUALITY

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

VIII. HYDROLOGY AND WATER QUALITY

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

Discussion/Conclusion/Mitigation:

a-f) Less than Significant Impact. The proposed project will add a 41,500 square foot retail center to the City of Elk Grove. This will increase the amount of impervious surface in the area by adding structures, asphalt and concrete to previously minimally developed lots. The project would be required to meet all applicable local and regional water quality standards or waste discharge requirements thereby avoiding violation of such standards or requirements. Therefore, impacts to water standards and requirements are considered less than significant.

The project will receive its water from the Sacramento County Water Agency. Implementation of the proposed project would incrementally increase groundwater consumption, but would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge because the project is not located in a recharge area. The proposed use is consistent with the General Plan land use designation assumed in preparation of the water demand as part of buildout of the General Plan. Therefore, a net deficit in aquifer volume or a significant lowering of the local groundwater table is not anticipated and impacts associated with groundwater supplies are considered less than significant.

The project would not alter the course of any stream or river as none are located on-site. The project would involve construction of impervious surfaces on a site that is currently undeveloped. Because more than 1 acre would be disturbed, the RWQCB would require a construction activity Storm Water General Permit. The project would connect to the City of Elk Grove storm water system and comply with City standards requiring that all new project's not result in new or increased flooding impacts on adjoining parcels on upstream and downstream areas. Therefore, impacts to drainage and runoff are considered less than significant.

g-j) No Impact. The project is not located within a 100-year flood hazard area and will not impact any drainage course. The site is fairly flat and its drainage pattern will not be substantially altered. It is expected that the proposed project will result in an increase in runoff. However, the project will be designed to comply with all City drainage ordinances to avoid any off site drainage and runoff impacts. The site is not located near a levee or a dam or near a water body that would pose a threat from seiche, tsunami or mudflow. Therefore the proposed project will not result in adverse impacts related to drainage and flooding.

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 proposed project is a commercial/retail center. It represents the development of an area as it is planned for in the City of Elk Grove General Plan and therefore will not divide an established community. The proposed project is consistent with the land use policies of the General Plan and all improvements meet the standards of the zoning ordinance. No variances or exceptions from standards are required. There is no habitat conservation plan or natural community conservation plan with the City of Elk Grove. Therefore, no impacts to land use or planning will occur from project implementation.

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

Discussion/Conclusion/Mitigation:

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

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

Discussion/Conclusion/Mitigation:

a, e, f) No Impact. The proposed project is required to comply with the City Of Elk Grove Noise Ordinance (Municipal Code Chapter 6.68) to ensure that acceptable noise levels are not exceeded. In addition, the proposed project is not located within an airport land use plan or within two miles of a public airport and is not in the vicinity of a private airstrip. Therefore, no adverse impact is expected.

b, c, d) Less Than Significant Impact. Sensitive receptors are located directly north and south of the project site. Construction activities will generate noise levels and vibration that could adversely impact the residents in properties north, south, and east of the project site. However, impacts of construction noise are intermittent and short term. The Municipal Code establishes appropriate construction hours to minimize noise impacts to local residents. The project site is located within a 60dB traffic noise contour. Although the development will result in a permanent increase in ambient noise levels in the project vicinity, it is unlikely that this increase would exceed the existing 60dB generated by automobile traffic. In addition, the project will be required to conform to the Zoning Code regarding elements such loading docks that have the

possibility to generate nuisance noise upon the adjoining land uses. The Zoning Code provides distance requirements and maximum sound levels to mitigate those impacts. Therefore, potential adverse impacts related to noise are considered less than significant because the noise generated by the project is not likely to exceed the existing noise level and the project will be required to conform to the Municipal Code and Zoning Code standards, which are designed to reduce noise impacts to a less than significant level.

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. The proposed project is a commercial/retail development. The purpose of the project is to serve the existing residential area in the project vicinity and is consistent with the City of Elk Grove General Plan. No residential development is proposed by the project and it does not propose nor require extensions of roads or other infrastructure. Consequently, the project will not result in adverse impacts to population and housing. The site is currently vacant. Consequently, a substantial number of housing and people will not be displaced as a result of the proposed project. Therefore, adverse impacts are expected not expected.

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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

a, b, d, e) No Impact. The proposed project will be served by existing public services and construction of new services will not be required as a result of project implementation. The project will not require the construction of any additional park area to support the recreational needs of the neighborhood. Site plans were routed to the Fire Department, the Police Department, and Parks and Recreation and returned with standard conditions. Therefore, no adverse impacts are expected.

c) Less Than Significant Impact. The commercial development proposed would be required to pay current statutory School District development fees associated with commercial construction at the time of issuance of each building permit. Development fees required of the project will offset the financial impact upon the School District. Therefore, adverse impacts to schools are considered less than significant.

XIV. RECREATION

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

Discussion/Conclusion/Mitigation:

a-b) No Impact. There are no recreational facilities on or near the project site that could be impacted by the project and the project does not include recreational facilities. Therefore implementation of the project will not result in adverse impacts to recreational resources.

XV. TRANSPORTATION/TRAFFIC

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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) Less Than Significant. The proposed project includes a Rezone from AR-5 to SC, a Design Review for a commercial/retail center, a Conditional Use Permit for two drive-through facilities, a Tentative Parcel Map, and a Uniform Sign Program. The proposed retail project is consistent with the General Plan designation for the site for commercial use. An Environmental Impact Report (EIR) was prepared and certified with the approval of the City of Elk Grove General Plan. The anticipated vehicular trips for the project is consistent with the Level of Service identified for Bond Road and Waterman Road. Site plans were routed to the State of California, Department of Transportation (Caltrans) District 3/Planning South as part of standard project review. Caltrans commented on June 11, 2007 that a traffic impact study was needed in order to determine potential impacts from the project on state highway facilities. Staff determined that a traffic study was not required for the proposed project since the project site is over two miles from State Route 99 and the land use consists of neighborhood commercial uses to serve existing residents. As such, this project is not anticipated to generate trips that will impact State Route 99. Additionally, the City of Elk Grove has criteria for preparing a traffic study for a project. These criteria include:

- Projects that include a request for a General Plan Amendment; **OR**
- Projects that are located at a failing segment or intersection.

If a project meets the aforementioned criteria, the City reviews the proposed project to determine if the project generates approximately 100 trips or more than the current General Plan Land use designation for the AM or PM peak periods. The proposed project does not meet the City's criteria for preparing a traffic study. Additionally, impacts to state highways were analyzed in the City of Elk Grove General Plan EIR. A Statement of Overriding Considerations (SCH #2002062082) was adopted for these significant and unavoidable impacts to state highways. Therefore, no traffic study is needed and impacts associated to project traffic are considered less than significant.

c) No Impact. The project would not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. The project does not include any improvements to airports or change air traffic patterns.

d-e) Less Than Significant Impact. The project will be conditioned to provide adequate driveways and turnlanes to eliminate circulation related hazards. The project would be required to comply with the requirements of the Elk Grove CSD Fire Department for circulation design. Therefore, the project would not result in inadequate emergency access and adverse impacts are expected to be less than significant.

f) No Impact. The proposed commercial project would be required to meet standard parking standards established in the Elk Grove Zoning Code. Therefore, approval of the project would result in adequate parking supply.

g) No Impact. The proposed project would not conflict with alternative transportation policies and the project will be designed to include bus turnouts and bicycle parking. Therefore, no adverse impacts are expected.

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

Discussion/Conclusion/Mitigation:

a, b, e) Less than Significant Impact. Wastewater treatment service for the proposed project would be provided by the Sacramento County Regional Sanitation District (SCRSD) and County Sanitation District 1 (CSD-1) and conveyance structures would be provided by both agencies. The project will be required to connect to existing sewer lines. Therefore, the project will not result in violation of wastewater treatment requirements.

The proposed project will be served by the County Sanitation District No. 1 (CSD-1) (local collection). Wastewater infrastructure for the proposed project will be placed within roadway right-of-ways throughout the project site and be conveyed to the Sacramento Regional Wastewater Treatment Plant (SRWTP) for treatment. The project is required to connect to the

public sewer system consistent with Sacramento County Improvement Standards. Each building will be required to have a separate connection to the public sewer system. Because the project will not substantially add to flows anticipated under the general plan and no expansions in treatment capacity will be necessary to serve the project, impacts to wastewater treatment are considered less than significant. Potable water will be supplied by the Sacramento County Water Agency (SCWA). Impacts to the existing water system will be less than significant.

c, d) Less than Significant Impact. Storm water drainage will be provided internally throughout the site, connecting to the public system. No offsite drainage improvements will be required. The Water Resources Department would require the project proponent to dedicate easements and install facilities pursuant to the City of Elk Grove Floodplain Management Ordinance, Guidance Manual of On-site Storm Water Quality Control Measures, Sacramento County Water Agency Code, and Elk Grove Improvement Standards. Adverse impacts related to waste water, storm water facilities, and water supplies are expected to be less than significant.

f, g) Less than Significant Impact. The project will generate solid waste that is expected to contribute incrementally to the loss of landfill capacity in the County. Solid waste from the project site would be disposed of at the Kiefer Landfill. The Kiefer Landfill has sufficient disposal capacity to handle the current and estimated waste stream until at least year 2022 (approximately 18 years of capacity) for the land uses associated with the General Plan. The City may obtain service from landfill facilities outside the County to fulfill its solid waste disposal needs as needed. Recycling efforts will also help in prolonging the disposal capacity. The project complies with federal, state and local statutes and regulations related to solid waste. Therefore, the project's contribution to the waste stream is less than significant.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE

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

Does the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

a) Less Than Significant With Mitigation Incorporated. This Initial Study found that the proposed project could potentially degrade the quality of the environment, resulting in an adverse impact on fish, wildlife, or plant species including special status species. However, based on the analysis and mitigation provided in this Initial Study, potential environmental impacts of project would be mitigated to less than significant levels. Although no wildlife was observed on the site, development of the proposed new lots with industrial use could displace resident and/or migratory wildlife and would adversely affect foraging habitat for including Swainson's hawk, a listed threatened species under the California Endangered Species Act. Mitigation measures will be imposed on the project that will reduce impacts to Swainson's hawk foraging habitat to a less than significant level. The proposed project may temporarily impact the area by construction-related air quality, noise and traffic impacts. However, by implementing basic regulatory requirements, and project conditions of approval, these impacts are effectively reduced to a less than significant or not impact level. The site does not appear to contain any known historic buildings or cultural resource of significant importance. Project implementation

includes following appropriate procedures for avoiding or preserving artifacts or human remains should they be uncovered during project excavation.

b) Less than Significant Impact. The Elk Grove General Plan and General Plan EIR identified the project site as being developed by commercial, office, or multi-family uses. The cumulative effects of the City's build-out were analyzed and disclosed in the General Plan EIR. The project is consistent with the City's General Plan and would not create any impacts that would be cumulatively considerable. All project impacts have been reduced by adherence to basic regulatory requirements or conditions of approval incorporated into the project design.

c) Less than Significant Impact. Based on the analysis provided in this Initial Study, less than significant impacts to human beings would result from the proposed project. The project as proposed would not have substantial adverse effects on human beings, either directly or indirectly. This environmental document has analyzed the project and mitigated impacts to less than significant.

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 Draft Environmental Impact Report. Elk Grove, CA, 2003.
4. Sacramento Metropolitan Air Quality Management District's Guide to Air Quality Assessment