



MITIGATED NEGATIVE DECLARATION/INITIAL ENVIRONMENTAL STUDY

Project Title: EG-03-512: Bow Street Subdivision

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

Project Location: 8640 Bow Street, Elk Grove
(Calvine 99 Special Planning Area)
APN: 115-0161-003

Project Sponsor's Name and Address: NT Development L.P.
c/o Richard Nelson
66 P & S Lane, Suite D
Newcastle, CA 95658

General Plan Designation(s): Low Density Residential (4.1 to 7.0 du/acre)

Zoning: SPA (Special Planning Area) Low Density Residential

Contact Person: Stuart Wagner

Phone Number: (916) 478-2255

Date Prepared: December 13, 2004

Project Description

The proposed project is a 12 lot subdivision on 2.04 acres near Sheldon Road and Highway 99. In order to carry out the proposed project, the applicant is requesting a Tentative Subdivision Map. Lots include a mix of RD-5 and RD-7 lot width/areas to maintain a average density of six (6) dwelling units per acre, which is the minimum density required by the Calvine 99 Special Planning Area. No construction is proposed with this project.

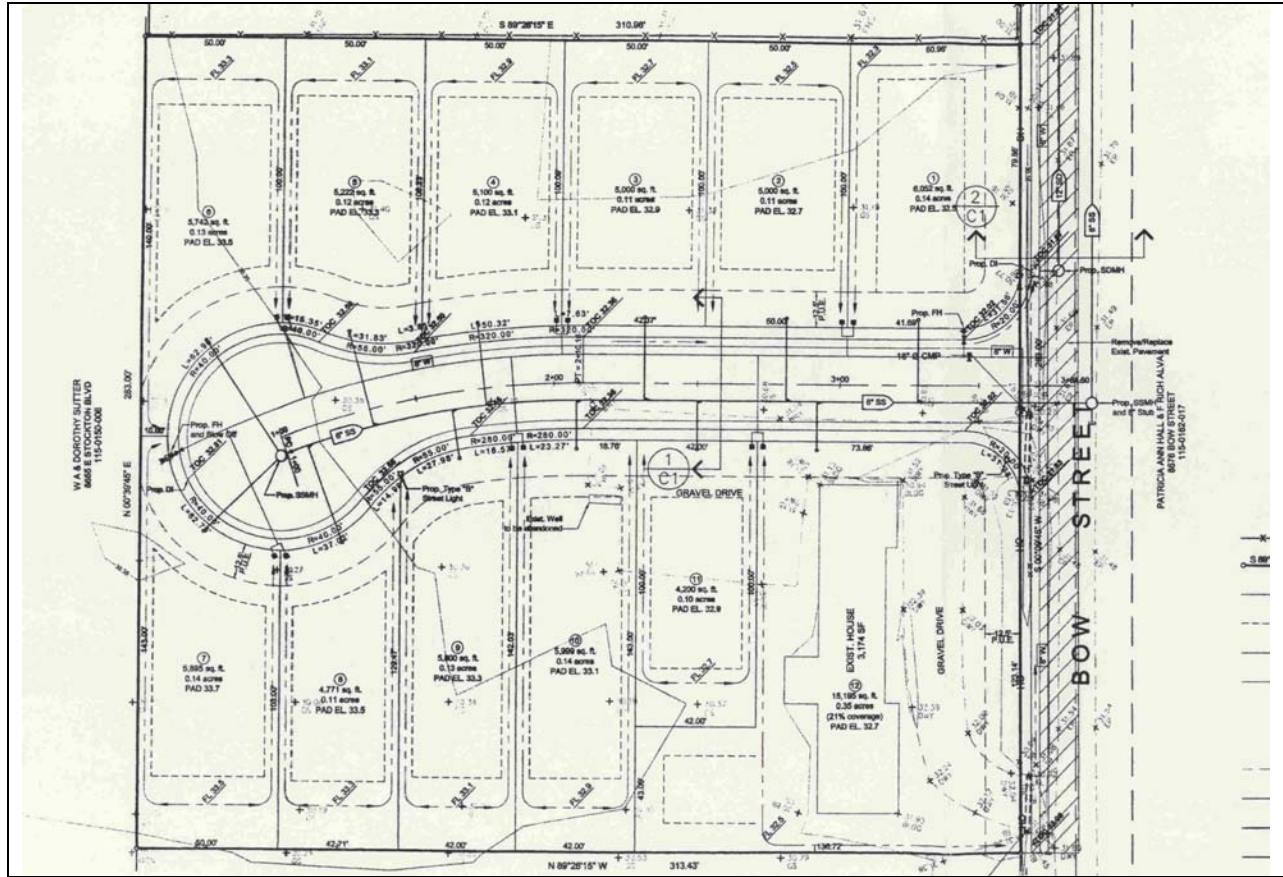


Figure 1. Tentative Subdivision Map

Surrounding Land Uses and Environmental Setting

The project site is on an existing legal parcel located in the Calvine 99 SPA (Figure 2). The site is primarily vacant except for one single family residence. Annual grasses make up the site's current vegetation. The topography is flat and the site does not support wetlands or vernal pools. Directly south of the project site is a single family home and to the west Sheldon Place, a 168 lot subdivision approved in March of 2004. North of the project site is a single family home and to the east is vacant land (see Figure 3).

Site Location	General Plan	Zoning Designation	Land Use
Project Site	Low Density Residential (4.1 to 7.0 du/acre)	SPA – Low Density Res.	Single Family Home
North	Low Density Residential	SPA – Low Density Res.	Single Family Home
East	Low Density Residential	SPA – Low Density Res.	Vacant
South	Low Density Residential	SPA – Low Density Res.	Single Family Home
West	Low Density Residential	SPA – Low Density Res.	Vacant (approved for 168 homes)

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

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

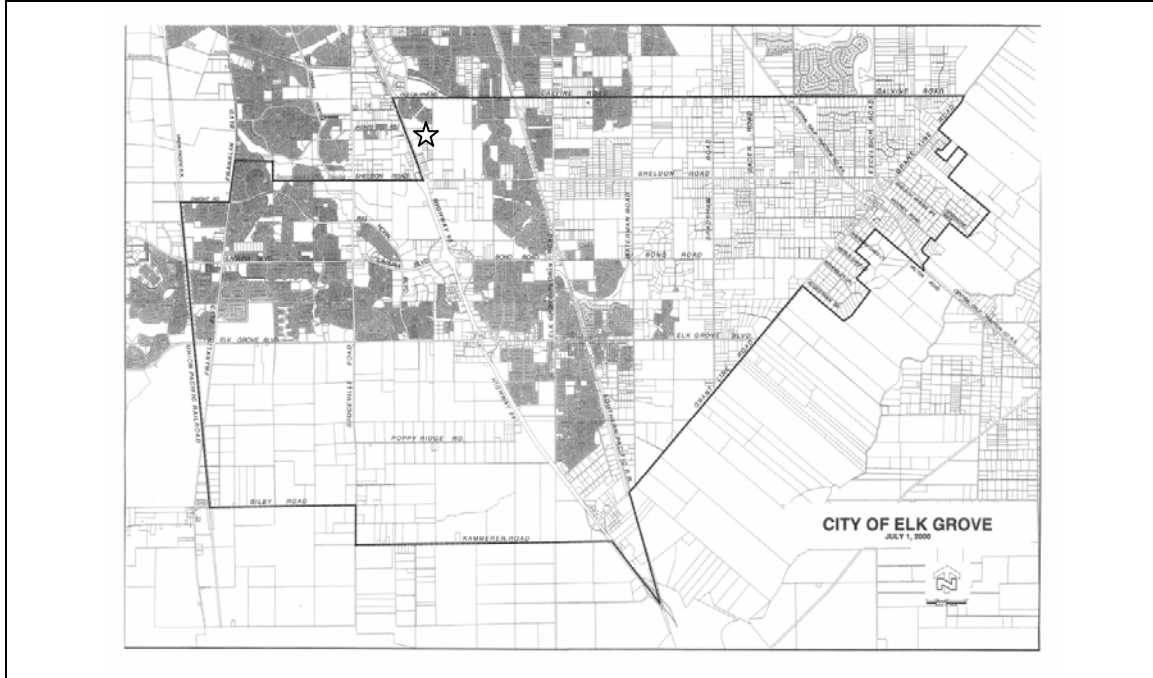


Figure 2. Location Map

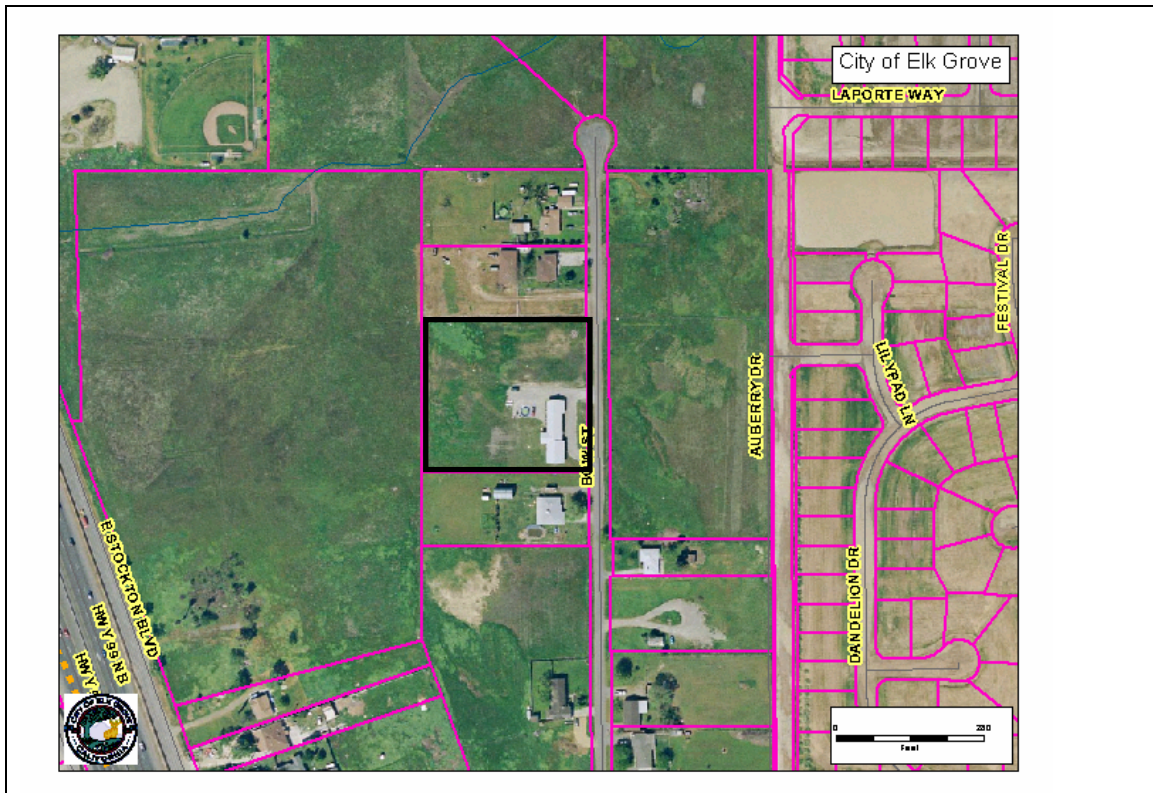


Figure 3. Project Site

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

Stuart Wagner

Planner's Signature

Date

PURPOSE OF THIS INITIAL STUDY

The Initial Study has been prepared consistent with CEQA Guidelines Section 15063, to determine if the Bow Street Subdivision, as proposed, may have a significant effect upon the environment.

EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on project-specific screening analysis).
- 2) All answers must take into account the whole action involved, including offsite as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "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.

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

Discussion/Conclusion/Mitigation:

a-b) No Impact. There are no scenic vistas in the project area and the project is not near any scenic resources including trees, rock outcroppings, or historic buildings within a state scenic highway. Therefore, no impacts to scenic vistas or resources are expected.

c-d) Less than Significant Impact. The existing site is generally vacant with one residential structure located toward the front of the site. The current visual character of the site will be changed by the new project. The current residential structure is in good condition and will remain. The project will be required to conform to adopted standards in the City’s Residential Design Guidelines¹. Such standards include strong design patterns and compatibility with existing neighborhoods and surrounding uses. Therefore the impact of the new project on the existing visual character will be less than significant. The project will generate additional light and glare into the area. The project will change the site from a semi-rural setting to a residential development of 6 units to the acre. However, the project would not create a substantial amount of light or glare that would adversely affect nighttime views in the area. The addition of 11 single family homes would comply with lighting standards in the General Plan and Elk Grove Zoning Code² and ensure impacts to light or glare are 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:

a-c) No Impact. The project is not located on Prime Farmland, Unique Farmland of Statewide Importance (Farmland), as shown on the maps prepared in pursuant to the Farmland Mapping and Monitoring Program of the California Resource Agency³. The subject property is not under a Williamson Act contract. The proposed project is in an urbanized area with no adjacent agricultural uses. The project is not anticipated to create changes that would result in the conversion of farmland to non-agricultural uses. Therefore the proposed project will not result in adverse impacts to agricultural resources.

III. AIR QUALITY

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

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

Discussion/Conclusion/Mitigation:

a,f) No Impact. The proposed project does not obstruct the implementation of any air quality plan and would not result in a substantial contribution to air quality violations. The proposed project and future residents would not create objectionable odors affecting a substantial number of people. Therefore the project would have no impact.

b) Less than Significant Impact. The proposed project is to create 12 Single Family Residential (SFR) lots. While no construction is proposed at this time, a total of 11 SFR could be built on the site. Construction of these 11 homes could have an adverse environmental impact on air quality. The SMAQMD has determined that construction of 28 SFR units or more is considered a potentially significant adverse impact⁴. Given that the proposed project is well below the SMAQMD threshold, and that construction activities will be subject to the districts fugitive dust control standards (Rule 403), impacts to air quality are considered less than significant.

c-e)Less than Significant Impact. See above discussion. Construction activities, such as excavation, grading and vehicular traffic, may generate temporary or short term increase in dust and particulate matter, however, the short term increases would not result in a cumulatively considerable net increase. Likewise, long-term mobile source emissions are not cumulatively considerable for any non-attainment pollutant and therefore would have a less than significant impact. The air pollutants generated by the proposed project would be dust and particulate matter during construction, as described above. Because potentially sensitive receptors would be exposed to minor amounts of construction dust and equipment emissions for short periods of time with no long-term exposure to the same groups, this impact is considered less than significant.

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

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

Discussion/Conclusion/Mitigation:

Maintained lawn and disturbed grassland make up the site's current vegetation. The topography is flat and the site does not support wetlands or vernal pools. There are no trees on the project site.

a) Less than Significant with Mitigation Incorporated. The project site is approximately two (2) acres in size and currently contains maintained lawn and disturbed grassland. The site is largely disturbed and given that there are no trees would not be considered nesting habitat for most bird species, however, the project site is located less than 1 mile from a known Swainson's hawk

nest. The Swainson’s hawk is a listed threatened species under the California Endangered Species act. The project site and adjoining parcels have grassland habitat with scattered trees, which is considered suitable habitat for Swainson’s hawk. Given the habitat provided on the project site, adjoining parcels, and other surrounding remnant agricultural fields and open space areas, as well as the presence of a nearby nest, the proposed project could have a significant adverse effect by contributing to the cumulative loss of Swainson’s hawk foraging habitat. The City’s Swainson’s hawk Ordinance (Ordinance No. 35-2003) is designed to reduce impacts to Swainson’s hawk foraging habitat to less than significant levels. The project will be required to comply with the Swainson’s hawk Ordinance. Therefore, as mitigated impacts are expected to be less than significant.

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

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

Monitoring Action

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

- Preserve 1.0 acre of similar habitat for each acre lost. This land shall be protected through a fee title or conservation easement acceptable to the CDFG and the City of Elk Grove as set forth in Chapter 16.130.040(a) of the City of Elk Grove Municipal Code as such may be amended from time to time and to the extent that said Chapter remains in effect, OR
- Submit payment of Swainson’s hawk impact mitigation fee per acre of habitat impacted (payment shall be at a 1:1 ratio) to the City of Elk Grove in the amount set forth in Chapter 16.130 of the City of Elk Grove Code as such may be amended from time to time and to the extent that said chapter remains in effect. **This option shall be suspended until the mitigation fee is updated as directed by the Elk Grove City Council on 12/1/04.**

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

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

b-f) No Impact. The specific project area does not contain any wetlands and the Elk Grove General Plan EIR⁵ did not identify any migratory patterns of fish or wildlife that would be impacted by this project. Thus the project will not have an adverse effect on any riparian habitat or other sensitive habitat on the subject site. The proposed project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan.

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 type="checkbox"/>	<input checked="" 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 & c) No impact. The project site is not located in an area of archaeological sensitivity as defined by the criteria within the CEQA Guidelines. Additionally, there are no known paleontological resources or unique geologic features on the property. Therefore, the proposed project will not result in adverse impacts to historic or paleontological resources.

b, d) Less than Significant Impact. The project site is not located in a 'cultural' sensitive area as found in City's General Plan Background Report⁶. Standard conditions will be included that if subsurface or buried materials are found during construction, the Contractor will cease all construction and contact the City of Elk Grove immediately and engage the services of a qualified archeologist to assess the potential paleontological resource and make recommendations for mitigation. No paleontological resources are known or suspected and no unique geologic features exist. If subsurface or buried materials are found during construction, the Contractor will cease all construction and contact the City of Elk Grove immediately and engage the services of a qualified archeologist to assess the potential paleontological resource and make recommendations for mitigation. No human remains are known or predicted to exist in the project area. The potential exists during construction to uncover previously unidentified resources. The CEQA Guidelines §15064.5 (e) outlines procedures to be followed in the event that human remains are discovered on a project site. Should human remains be encountered, no further work shall be done until the appropriate agencies are contacted.

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) Less than Significant Impact. The Elk Grove General Plan EIR identifies that the site could be subject to moderate ground shaking as a result of earthquake events on one or more of the fault systems located east and west of the project site. The potential for ground rupture, lateral spreading, liquefaction, land-sliding, or earthquake induced settlement beneath buildings constructed on the site is considered to be low⁷. Building homes in accordance to the California Building Code, with January 1st supplements for Seismic Zone 3 should be sufficient to prevent significant damage from these events. Therefore the project would not create a potential to

expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death and a less than significant impact is expected.

b) Less than significant impact. The project site is very flat and soil erosion from water runoff is remote. Some soil erosion is expected during construction. However the implementation of standard erosion control measures would lessen this impact to less than significant.

c) Less than significant impact. The project site is not known to be located on a geological unit or soil that is unstable. The new homes would be required to adhere to the uniform building code and cause impacts associated with landslides, lateral spreading, subsidence, liquefaction, or collapse to be less than significant.

d) Less than Significant Impact. The project site has low potential for expansive soils according to the City of Elk Grove General Plan. In accordance with the Subdivision Map Act, Grading Ordinance, and the Uniform Building Code, a soil report is required prior to issuance of building permits in areas where potential of expansive soils is present thereby lessening this impact to less than significant.

e) No impact. The project will be connected to the City's sewer system. No septic tanks or alternative wastewater disposal system will be installed in the area; therefore no impact is expected.

VII. HAZARDS AND HAZARDOUS MATERIALS	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 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) No Impact. The project is a twelve (12) lot subdivision development that would not involve the transport, use or disposal of hazardous materials. Therefore, no impact from hazards and hazardous materials are expected.

b) Less than Significant Impact. Construction of the proposed project would involve the use of heavy equipment, which uses small amounts of oils and fuels and other potentially flammable substances that are typically associated with construction activities. The Contractor will be required to identify a staging area for storing materials and equipment to reduce the impacts of noise and aesthetics on the adjoining residential land uses. Therefore impacts associated with the risk of explosion or accidental release of hazardous substances are less than significant.

c)-h) No Impact. The project does not involve the manufacture, storage, handling or transportation of hazardous material. The site is not located in an airport land use plan area, near a private air strip or in the vicinity of wildland areas. Therefore the project will not have an adverse environmental impact from hazards and hazardous materials addressed in subsection c-h.

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 type="checkbox"/>	<input checked="" 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) **No impact.** The project would be required to meet all applicable water quality standards or waste discharge requirements. The additional flow from this project will not have any significant impact on water quality or discharge pollutants in the water system or result in violations of existing requirements. Therefore, no impacts are expected.

b) **Less than Significant Impact.** The proposed project is located in an area served by Zone 40 of the Sacramento County Water Agency (wholesaler) and the Sacramento County Water Management District (retailer) and connection to the public water service will be required for each new structure. No wells will be drilled. Therefore impacts to groundwater supplies will be less than significant.

c)-d) **Less than Significant Impact.** The project would require paving of a portion of the site that is currently undeveloped. This would change the drainage of the site, decreasing absorption rates and increasing run-off in the area. The project would not alter the course of any stream or river, although the drainage pattern of the project site would be altered. However, the site will be graded in compliance with the requirements of the City of Elk Grove Public Works Department and not result in erosion or siltation impacts and flooding on or off site. Therefore through proper grading of site drainage impacts will be less than significant.

e) **Less than Significant Impact.** The project would not create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. The project will tie into the storm drainage infrastructure of Sheldon Place, a 168 lot subdivision located immediately west of the project site thereby creating an impact that is less than significant.

f) **Less than Significant Impact.** Water quality would not be substantially degraded due to the new 12 single family lots. Compliance with applicable requirements of the City Floodplain Management Ordinance, Drainage Ordinance and Improvement Standards would insure impacts are less than significant.

g)-j) **No Impact.** The project is not within the 100-year floodplain as designated by the Federal Emergency Management Agency or any other type of floodplain hazard area. The project is not located immediately up or down stream from a dam or levee. The project area is not located near any large bodies of water that would pose a seiche or tsunami hazard. Also, the project isn't near any physical or geological features that would pose a mudflow hazard. The surrounding housing developments are developed with storm drainage infrastructure and is not anticipated to pose any risk of mudflow.

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 not physically divide a community. The project is an in-fill development on a limited size parcel. The new 12 single family lots would be located near two large single family subdivisions (Sheldon Place (168 lots) and Sheldon Park (177 lots)). The General Plan Land Use Policy Map shows residential land uses surrounding the project site. The applicant seeks to subdivide the property into 12 lots for average density of 6 units per acre. The density of housing units within this project would be consistent with the minimum density requirements for residential development within the Calvine 99 Special Planning Area. Furthermore, the proposed lot sizes and configurations are consistent with the surrounding properties and do not conflict with development standard's found in the City's Zoning Code. No habitat conservation plans or natural community conservation plans apply to the project area. Therefore, no impact to land use and planning is expected.

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

Discussion/Conclusion/Mitigation:

a-b) No Impact. – No significant mineral resources have been identified in the project area and no significant mineral resources are identified in the General Plan or other land use plan. Therefore no impacts to mineral resources will result from project implementation.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

a-b) Less than significant impact. Most construction equipment likely to be used on the site typically generates noise levels of 80-90 dBA at a distance of 50 feet. The impacts of construction noise are short term and limited to the construction hours established by the Municipal Code. Applying the Municipal Code and Zoning Code standards will reduce this impact to a less than significant level. Potential vibration will occur during construction of the project. However, this is not expected to be significant and would be short term in nature.

c-d) Less than significant impact. The project includes a 12 lot residential subdivision that is not expected to result in any potentially significant increases in noise levels within the project vicinity. While a slight temporary increase in noise levels is expected in the project vicinity during construction, this increase is expected to have a less than significant impact.

e-f) No impact. The project is not located within an airport land use plan area or within 2 miles of a public airport or public use airport. The project site is not identified in the City's General Plan as being located in the vicinity of a private airstrip. Therefore, no impacts are expected.

XII. POPULATION AND HOUSING

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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) *Less Than Significant Impact.* The project would generate new residential population in the area, however, the extent of the new population is not considered substantial. The project would not substantially alter the location, distribution, density, or growth rate of the human population of the area. Therefore impact to population growth is less than significant.

b) *No Impact.* The project will incorporate the existing residence into the new 12 lot subdivision and therefore does not necessitate the construction of replacement housing elsewhere.

c) *No Impact.* The project would not displace persons and therefore does not necessitate the construction of replacement housing elsewhere.

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 type="checkbox"/>	<input checked="" 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) No Impact. Elk Grove Community Service District (EGCSD) provides fire protection services for the City of Elk Grove. The project would not significantly impact the District’s ability to provide service and maintain adequate response times. The EGCSD will be able to access the site from Bow Street. Therefore, no impacts are expected.

b) No Impact. The proposed project will not significantly impact police services provided by the City of Elk Grove Police Department. No mitigation beyond compliance with existing code standards is required. Therefore, no impacts are expected.

c) Less than significant impact. According to the Assistant Superintendent of Facilities and Planning of the Elk Grove Unified School District, “The District is currently impacted, overcrowded and experiencing a high rate of growth. The District does not have the financial capability to purchase school sites nor construct and furnish needed school facilities created by this and other development projects.” The EGUSD has identified a negative financial impact upon the district from this project.

In the past, such a financial shortfall, or “impact” to the provision of a public service could have been used to delay or deny development proposals by a local agency such as a City. However, this authority has been removed from cities by state law. Sections 65996 and 65997 of the California Planning and Zoning Laws address the “exclusive provisions for mitigating impacts on schools.”

- Section 65996(b) of the California Planning and Zoning Law Government Code. “The provisions of this chapter are hereby deemed to provide full and complete school facilities mitigation and notwithstanding Section 65858, or Division 13 (commencing

with Section 21000) of the Public Resources Code, or any other provision of state or local law, a state or local agency may not deny or refuse to approve a legislative or adjudicative act, or both, involving, but not limited to, the planning, use, or development of real property or any change in governmental organization or reorganization, as defined in Section 56021 or 56073, on the basis that school facilities are inadequate.”

The Project is required to pay statutory development fees prior to the issuance of building permits for the proposed single family residential construction. Therefore, with the payment of statutory fees, and Section 65996 of the Planning and Zoning Laws, the impacts are considered to be less than significant.

d) No Impact. The Elk Grove Community Service Department of Parks and Recreation requires standard departmental conditions and improvements that would apply to the project. The applicant will also be required to pay parkland dedication fees. Therefore no impacts are expected.

e) No Impact. No adverse environmental impacts to other public facilities have been identified during environmental review of the proposed project. Therefore, no impacts are expected.

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 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. The project would cumulatively increase the need for park and recreation services, but would not result in substantial deterioration of existing facilities nor would it require expansion of facilities. Policy PTO-4 of the City's General Plan notes that "new residential developments shall provide local parks for their residents consistent with the Quimby Act (CA Govt. Code Section 66477), through park dedication, fees in lieu, or on-site improvements at a standard of five (5) acres of land for parks per 1,000 residents." Because the project would be required to participate in the funding of recreational facilities, the impacts to recreational facilities would be reduced to 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 results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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:

a) *Less than significant impact.* The project would be consistent with traffic standards. With the implementation of the standard City of Elk Grove Improvement Standards, access roads would be able to handle the additional capacity. City of Elk Grove Public Works staff reviewed the project and had no concerns with traffic impacts on the minor residential streets. The applicant would be required to construct improvements along Bow Street in compliance with City of Elk Grove Improvement Standards. Project impacts to traffic are expected to be less than significant.

b) *Less than Significant Impact.* The project would only generate a small increase in traffic and not exceed Level of Service (LOS) standards in the area. Nearby existing single family homes and those under construction generate the same proportional traffic volumes as the proposed project. With roadway improvements to Bow Street and tying into the Sheldon Place subdivision to the north, impacts to LOS standards will be less than significant.

c) No impact. The project does not affect any air traffic patterns therefore no impact are expected.

d) No Impact. The project would utilize an existing street, Bow Street. This road would not create any hazards due to sharp curves or dangerous intersections. Therefore, no impact is expected.

e) Less than significant impact. The project will not affect emergency access. The site can be accessed from Bow Street. The Elk Grove Community Service Fire District has reviewed the project for emergency vehicle turning movements and has determined that the project would provide adequate emergency access.

f) No impact. The proposed single family residential units will be required to meet minimum parking standards established by the Elk Grove Zoning Code, which is 2 parking spaces per residence. Therefore, approval of the project will not result in inadequate parking supply.

g) No impact. No conflicts with adopted policies, plans, or programs supporting alternative transportation have been identified. Therefore, no impacts resulting from the proposal 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) *Less than Significant Impact.* Currently, there is no public sewer service to the subject property. Construction of public collector sewer would be required to the satisfaction of County Sanitation District-1 (CSD-1), which is the agency responsible for providing public sewer service in the project area. The California Regional Water Quality Control Board (CRWQCB) has not indicated that the project would exceed wastewater treatment requirements. Compliance with the requirements of CSD-1 and the CRWQCB would ensure that impacts are less than significant.

c) *Less than Significant Impact.* The project would not require or result in the construction of new storm water drainage facilities or expansion of existing facilities. The proposed use

would incrementally increase the amount of storm water runoff, but not a capacity that would require a new facility. Compliance with conditions would reduce drainage impacts to less than significant.

d) Less than significant impact. Currently, there is no public domestic water service for the project site. However, the project would be required to connect and pay fees to the existing Sacramento County Water Agency system with water supplied through Zone 40. A less than significant impact to water supply is expected.

e)-g) Less than Significant Impact. No impacts have been identified by the service providers. The project site is located in an area that has been approved for single family residences that are currently under construction. All utility and service systems' infrastructure will be installed for the homes to the west of the site and this site would be required to hook up to public water and sewer services. The project will have a negligible effect on water supply, wastewater capacity, wastewater treatment, storm drainage facilities, and land fill and solid waste capacity. The providers can adequately serve the project site. None of these utility and service providers indicated potential environmental impacts would result from project approval. Therefore a less than significant impact is expected.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE

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

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

Discussion of Impacts

a) *Less than Significant Impact.* With implementation of basic regulatory requirements included in this Initial Study, the proposed project would not degrade the quality of the environment, result in an adverse impact on fish, wildlife, or plant species, or prehistoric or historical cultural resources. Prehistoric or historic cultural resources would not be adversely affected because no archeological or historic resources are known to exist in the project areas and project implementation includes following appropriate procedures for avoiding or preserving artifacts or human remains should they be uncovered during project excavation. The project however does contain suitable foraging habitat for the Swainson's hawk. Provided that recommended mitigation measure MM1 is incorporated into the project, the impacts to Swainson's hawk foraging habitat will be reduced to less than significant levels. 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.

- b) *Less than Significant Impact.* 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.
- a) *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.

ATTACHMENTS

- A. Tentative Subdivision Map

REFERENCES

- ¹ City of Elk Grove Design Guidelines, Residential Guidelines adopted April 2003
- ² City of Elk Grove Zoning Code, July 2000
- ³ Department of Conservation, 2002
- ⁴ Sacramento Metropolitan Air Quality Management District Guide to Air Quality Assessment Table 2.2 Project Sizes with Potentially Significant Emissions
- ⁵ City of Elk Grove General Plan – Environmental Impact Report (EIR), August 2003
- ⁶ City of Elk Grove General Plan – Background Report, 2003
- ⁷ City of Elk Grove General Plan – EIR (Geology and Soils Section), 2003