



MITIGATED NEGATIVE DECLARATION/INITIAL ENVIRONMENTAL STUDY

Project Title:	Conway Rezone, Parcel Map, and Exception EG-05-895	
Lead Agency Name and Address:	City of Elk Grove Development Services - Planning 8400 Laguna Palms Way Elk Grove, CA 95758	
Project Location:	8767 Excelsior Road, Elk Grove, CA 95624; The project site is located on the east side of Excelsior Road, approximately 250 feet north of the intersection of Sheldon Road and Excelsior Road in the eastern area of the City. APN: 123-0180-006	
Project Sponsor's Name and Address:	Property Owners: Ron and Barbara Conway 8767 Excelsior Road Elk Grove, CA 95624	Agent: Evan Winn 13118 Apple Road Wilton, CA 95693
General Plan Designation(s):	Rural Residential (0.1 to 0.5 dwelling units/acre)	
Zoning:	Agricultural-Residential – 5 acre minimum (AR-5)	
Contact Person:	Sarah Kirchgessner	
Phone Number:	916-478-3649	
Date Prepared	October 2005	

**Project Description**

The project consists of a Rezone from AR-5 (Agricultural/Residential – minimum 5 acre) to AR-2 (Agricultural/Residential – minimum 2 acre) and a Tentative Parcel Map to split a 6.02-acre (gross) parcel into three parcels. The project also includes an Exception from the requirement of public water for two acre parcels, and an Exception from the public street frontage requirement.

Although no development is proposed as part of this project, future development of the site will include single-family residences and accessory structures. The project site is 6.02-acres in size and will create two additional lots. Therefore, potential development of the site includes two additional single-family houses and accessory structures.

**Setting and Surrounding Land Uses**

The project site is located on the east side of Excelsior Road between Sheldon Road and Calvine Road. The site is bordered by rural ranchettes and open grassland/pasture to the north, west, east, and north. The project site contains a single-family residence, a shed, and a storage

building. A domestic water well and septic pits are also located on the property. Natural features on the site include several oak trees, redwood trees, pine trees, along with disturbed grassland. The surrounding land uses are described in the following table.

Table 1. Existing Uses and Land Use Designations

	General Plan Designation	Zoning Designation	Existing Use
<b>Project Site</b>	Rural Residential	AR-5	Single family residential
<b>North</b>	Rural Residential	AR-2/AR-5	Single family residential
<b>East</b>	Rural Residential	AR-2	Single family residential
<b>South</b>	Rural Residential	AR-5	Single family residential
<b>West</b>	Rural Residential	AR-2	Single family residential

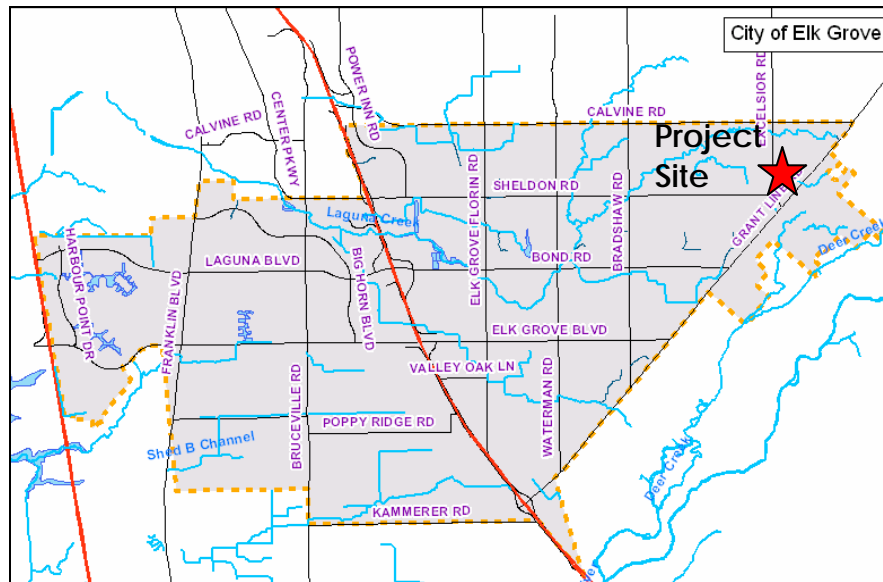


Figure 1. Location Map

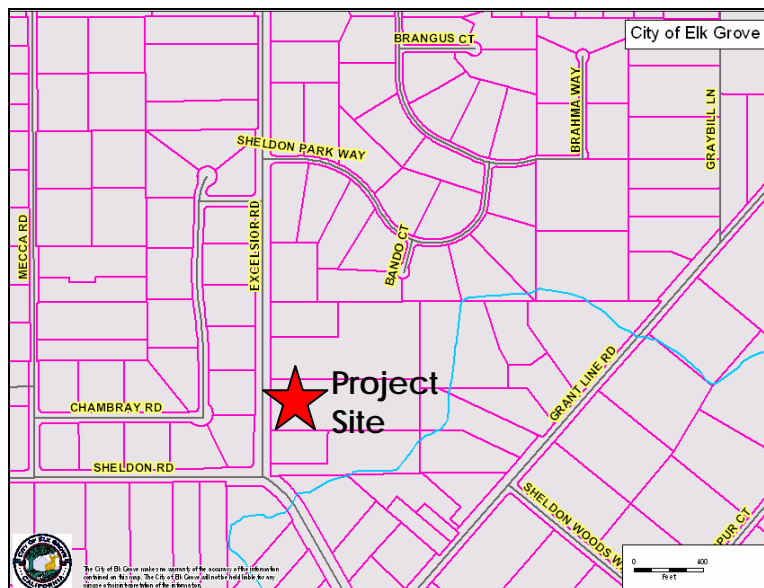


Figure 2. Vicinity Map

The property immediately north of the project site (McCown) has also submitted an application to the City of Elk Grove for a Rezone, Parcel Map, and Exception as part of Project #EG-04-720. The McCown project (6.92-acres) proposes to rezone the property from AR-5 to AR-2 and to subdivide the parcel into three lots. The project also includes an Exception from the requirement of public water for two-acre parcels, and an Exception from the public street frontage requirement. Because the project sites are adjacent to each other, the impact of the two projects will be evaluated together to determine if the projects may cumulatively have a significant effect on the environment. Both projects include the subdivision of one lot into three lots. Both sites currently contain one single-family dwelling and accessory structures. Therefore, the future development of the sites includes a maximum of four additional single-family dwellings and accessory structures.

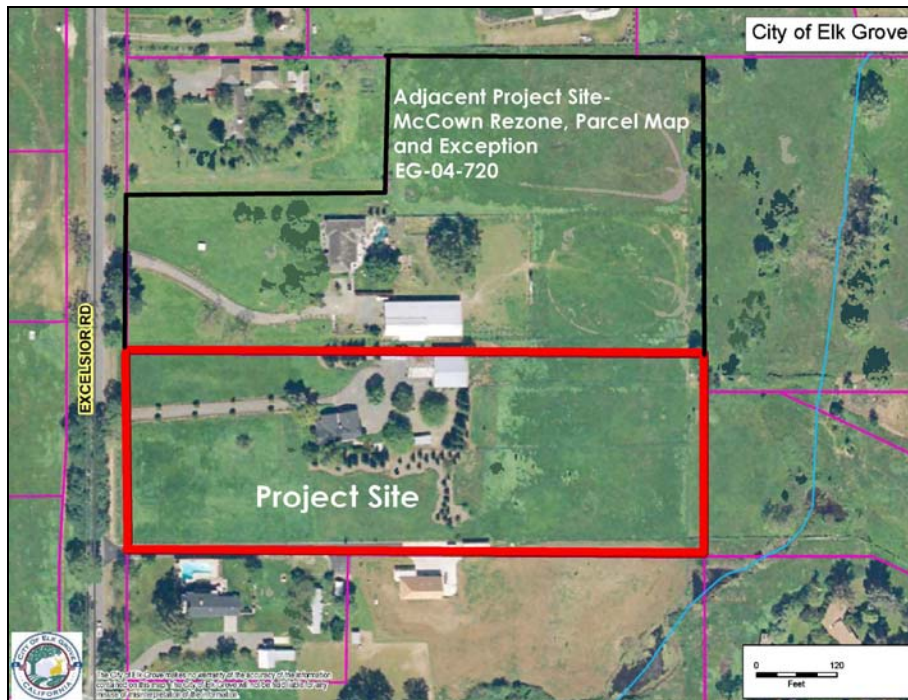


Figure 3. Project Aerial



Figure 4. View of the project site looking east from Excelsior Road.



Figure 5. View of the project site looking east from Excelsior Road.



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

Water Resources Control Board

Environmental Factors Potentially Affected:

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

- Aesthetics
- Agricultural Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology / Soils
- Hazards & Hazardous Materials
- Hydrology / Water Quality
- Land Use / Planning
- Mineral Resources
- Noise
- Population / Housing
- Public Services
- Recreation
- Transportation / Traffic
- Utilities / Service Systems
- Mandatory Findings of Significance

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

\_\_\_\_\_  
Planner's Signature

\_\_\_\_\_  
November 8, 2005

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 Conway Project under EG-05-895, 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 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.
- 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
<b>Would the project:</b>				
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 or any significant scenic resources in the project area that may be impacted by the project. Therefore, no impacts are expected.

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

**II. AGRICULTURAL RESOURCES**

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

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

**Discussion/Conclusion/Mitigation:**

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

**a-c) No Impact.** The project is not located on Prime Farmland, Unique Farmland of Statewide Importance (Farmland), as shown on the maps prepared in pursuant to the Farmland Mapping and Monitoring Program of the California Resource Agency<sup>1</sup>. The subject property is not under a Williamson Act contract. The proposed project is in a rural residential area with no adjacent agricultural uses. The project will not create changes that would result in the conversion of farmland to non-agricultural uses. Therefore the proposed project will not result in adverse impacts to agricultural resources.

**III. AIR QUALITY**

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

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

**Discussion/Conclusion/Mitigation:**

**Existing Setting**

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

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

project would be subject to SMAQMD rules and regulations to reduce specific emissions and to mitigate potential air quality impacts. Sacramento County is a known area of non-attainment for state and federal standards for ozone and particulate matter less than 10 microns in diameter (PM<sub>10</sub>). Implementation of the project would result in increases in both construction emissions and increases in reactive organic gases (ROG) and NO<sub>x</sub>, which are precursor components of ozone, and PM<sub>10</sub>.

### Discussion of Impacts

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

**b) Less than Significant.** The Sacramento Metropolitan Air Quality Management District (SMAQMD) has adopted guidelines for determining potential adverse impacts to air quality in the region. The SMAQMD guidelines state that construction of 28 SFR units or more is considered a potentially significant adverse impact<sup>i</sup>. Although no development is proposed as part of this project, future development of the site will include single-family residences and accessory structures. Because the project site is 6.02-acres in size and the proposed zoning is AR-2, potential development of the site includes three lots containing three single-family houses and accessory structures. Future development of the adjacent property (Project #EG-04-720, McCown Rezone, Parcel Map, and Exception) also includes three single-family residences and accessory structures. Therefore, total future development for both project sites is six single-family dwellings and accessory structures. Given that the proposed project is well below the SMAQMD threshold, and that construction activities will be subject to the districts fugitive dust control standards (Rule 403), impacts to air quality are considered less than significant.

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

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

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

***Discussion/Conclusion/Mitigation:***

**Existing Setting**

A Biological Site Assessment was conducted by the City of Elk Grove on September 9, 2005. The site is a residential parcel with a grass lawn surrounding the home, a shed, and a storage building. There are no water features or wetlands located on the site. The project site is located in a rural residential area. In all directions there are rural low density homes with patchy natural vegetation, landscaping, and pasture for horses and other livestock. The parcels on the north, east, and west side of the subject parcel contain natural vegetation that supports wildlife.

Additionally, the southeast corner of the project site is located approximately 50 feet from a tributary of Deer Creek. Although no development is proposed as part of this project, future development of the site will include single-family residences and accessory structures. Because the project site is 6.02-acres in size and the proposed zoning is AR-2, potential development of the site includes three lots containing three single-family houses and accessory structures. Future development of the adjacent property (Project #EG-04-720, McCown Rezone, Parcel Map, and Exception) also includes three single-family residences and accessory structures.

**Discussion of Impacts**

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

**Swainson’s hawk**

Development of the proposed new lots for residential use could displace resident and/or migratory wildlife including Swainson’s hawk, a listed threatened species under the California Endangered Species Act. The California Department of Fish and Game Natural Diversity Database indicates there are known Swainson’s hawk nesting sites within 1.5 miles of the project site (see Figure 7). The CDFG has determined that parcels of land five acres or larger can provide suitable foraging habitat and that potential significant impacts to foraging habitat must be offset through mitigation. The project site is 6.02-acres in size. Two-thirds of the project site was previously disturbed by the existing residence, barn, and lawn. The project contains roughly 2.02 acres of relatively undisturbed and potentially viable Swainson’s hawk foraging habitat.



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

Given that the site is within a foraging radius of known nest sites and there is the presence of suitable habitat on and surrounding the site, the project would result in the loss of 2.02-acres of

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

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

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

**Monitoring Action**

**Prior to 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 provide written verification to Development Services-Planning that **one** of following mitigation measures has been implemented:

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

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

**Garter Snake**

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 the Deer Creek tributary that runs within 50 feet of the project site. The development of the project site would be a potentially significant impact to this species unless mitigation is incorporated.

**Mitigation Measure 2 (Biological Resources – Giant Garter Snake)**

In order to reduce adverse impacts to inactive Giant Garter snakes to a less than significant level during their inactive period, no grading or other construction activities shall be conducted from October 1 to April 30, which is the inactive period of the Giant Garter snake. More danger is posed to snakes during their inactive period, because they are occupying underground burrows or crevices and are more susceptible to direct effects, especially during excavation. A “no grading” period from October 1 to April 30 will apply to portions of the project located within 1,000 feet of ditches, canals, ponds, wetlands or other such areas. This mitigation measure does not apply to land areas where surveys within the active period of the snake have been conducted and no snakes have been found. This mitigation measure shall be included as a note on all grading and improvement plans.

**Monitoring Action**

- ***Prior to approval of grading and improvement plans***, Development Services-Planning shall verify that the above mitigation is included on the plans.

*Timing/Implementation:*                      *Prior approval of grading and improvement plans.*

*Enforcement/Monitoring:*                      *City of Elk Grove Planning*

**Mitigation Measure 3 (Biological Resources – Giant Garter Snake)**

In order to reduce adverse impacts from construction activities to the Giant Garter snake to a less than significant level, pre-construction surveys shall be conducted and construction activities shall be monitored by a qualified biologist.

**Monitoring Actions**

- ***Prior to approval of grading and improvement plans***, Development Services – Planning shall verify that the following monitoring actions are included as notes on all grading and improvement plans.
- ***Within 30 days prior to commencement of construction activities including clearing and grubbing***, the Applicant shall submit to Development Services-Planning for approval, the results of a pre-construction survey conducted during the active period of the snake (May 1 - September 31). The survey shall include all land within 200 feet of the creek channel and shall be conducted by a qualified biologist retained by the City and funded by the project Applicant.
- If Giant Garter Snakes are found during the preconstruction surveys, the Applicant shall retain a biologist to monitor construction. ***During Construction***, the biologist will provide Development Services – Planning a field report form documenting the monitoring efforts within 24-hours of commencement of construction activities, including clearing and grubbing. The monitoring biologist shall be retained by the City and funded by the project Applicant to routinely monitor construction activities. Clearing and grubbing shall be limited to the minimal area necessary to facilitate construction activities. Giant garter snake habitat within or adjacent to the project area shall be flagged and designated as Environmentally Sensitive Areas. This area shall be avoided by all construction personnel. Construction activities shall not occur within a distance of 200 feet from the banks of garter snake aquatic habitat. The movement of heavy equipment shall be confined to existing roadways to minimize habitat

disturbance. If a giant garter snake is encountered during construction, activities shall cease until appropriate corrective measures have been completed or it has been determined that the snake will not be harmed. The monitoring biologist shall contact the U.S. Fish and Wildlife Service and City Development Services for authorization to allow construction activities to resume.

Giant garter snakes encountered during construction shall be allowed to move away on their own. Capture and relocation of trapped or injured individuals shall only be attempted by personnel or individuals with current USFWS recovery permits. Any incidental take shall be reported to the USFWS at (916) 414-6600, the California Department of Fish and Game (CDFG) at (916) 358-2921 and the City Environmental Coordinator at (916) 478-3619 within one working day. Any giant garter snake sightings shall be reported within 24 hours to the CDFG at (916) 358-2921 and the City of Elk Grove. The project area shall be re-inspected whenever a lapse in construction activity of two weeks or greater has occurred.

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

Incorporation of the above mitigation measures (**MM 2 and MM 3**) would reduce the impact to giant garter snake to a less than significant level.

**b, c) No Impact.** A Biological Site Assessment was conducted by the City of Elk Grove on September 9, 2005. There are no water features or wetlands located on the site. Although a tributary of Deer Creek is located 50 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.** The project would not involve any changes in the land use or density of population within the project site. However, future development of single family residences will occur on the project site and the adjacent site. Since the project site is located in a rural portion of Elk Grove, there is the potential that wildlife does traverse the site. The construction of a residence could slightly interfere with the movement of wildlife species. However, due to the small scale of construction that would take place on the project site and the surrounding residential land uses, and because no development would be allowed in the riparian corridor of the creek, any interference to the movement of any native resident or migratory or wildlife species would be less than significant. Therefore, impacts are expected to be less than significant.

**e) Less Than Significant with Mitigation Incorporated.**

The City of Elk Grove General Plan policy CAQ-8 (Conservation Element) establishes that all large trees are important aesthetic resource for the City and should be preserved and protected. The tree preservation ordinance requires mitigation for the removal of oak trees over 6 inches in diameter and all landmark trees 19 inches in diameter.

The site contains trees ranging from ornamental trees to native oaks. Although the Applicant has indicated that none of the existing oak trees or landmark trees will be removed, the following mitigation measures are imposed in the event that the identified trees are affected by the anticipated development. These measures will reduce the impacts on existing trees to a less than significant level.

**Mitigation Measure 4 (Biological Resources – Trees)**

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

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

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

1. A circle with a radius measurement from the trunk of the tree to the tip of its longest limb shall constitute the dripline protection area of each tree. Limbs must not be cut back in order to change the dripline. The area beneath the dripline is a critical portion of the root zone and defines the minimum protected area of each tree. Removing limbs that make up the dripline does not change the protected area.
2. Any protected trees on the site that require pruning shall be pruned by a certified arborist prior to the start of construction work. All pruning shall be in accordance with American National Standards Institute (ANSI) A300 pruning standards and the International Society of Arboriculture (ISA) "Tree Pruning Guidelines."
3. Solid Temporary protective fencing (chain link fence or better) shall be installed at least one foot outside the driplines of the protected trees prior to initiating construction in order to avoid damage to the tree canopies and root systems.
4. No signs, ropes, cables (except those which may be installed by a certified arborist to provide limb support) or any other items shall be attached to the trees. Small metallic numbering tags for the purpose of preparing tree reports and inventories shall be allowed.
5. No vehicles, construction equipment, mobile home/office, supplies, materials or facilities shall be driven, parked, stockpiled or located within the driplines of protected trees.
6. No grading (grade cuts or fills) shall be allowed within the driplines of protected trees.
7. Drainage patterns on the site shall not be modified so that water collects or stands within, or is diverted across, the dripline of any protected tree.
8. No trenching shall be allowed within the driplines of protected trees. If it is absolutely necessary to install underground utilities within the dripline of a protected tree, the utility line shall be bored and jacked under the supervision of a certified arborist.
9. The construction of impervious surfaces within the driplines of protected trees shall be stringently minimized. When it is absolutely necessary, a piped aeration system per City standard detail shall be installed under the supervision of a certified arborist.
10. No sprinkler or irrigation system shall be installed in such a manner that it sprays water or requires trenching within the driplines of protected trees. An above-ground drip irrigation system is recommended.

11. Landscaping beneath oak trees may include non-plant materials such as bark mulch, wood chips, boulders, etc. The only plant species that shall be planted within the driplines of oak trees are those which are tolerant of the natural semi-arid environs of the trees. Limited drip irrigation approximately twice per summer is recommended for the understory plants.
12. Prior to the installation of new asphalt, weed control chemicals shall not be applied where they can leach into the dripline of any protected trees.
13. During construction, the frequency and amount of watering for protected trees shall not differ from that received prior to construction.

**Monitoring Actions**

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

***Mitigation Measure 5 (Biological Resources– Trees)***

In order to mitigate for the loss of existing trees on the project site, the Applicant shall develop and implement a tree replacement plan per the following specifications:

The Tree Replacement Planting Plan shall be prepared by a certified arborist or landscape architect. The Plan shall comply with the City Code and General Plan policies and shall be submitted to the City for review. Current policies require that every inch lost will be mitigated by an inch planted or money placed in a tree mitigation bank. Please note that plantings required due to mitigation **cannot** be applied to fulfilling the landscaping requirements of the City's Design Guidelines. The Plan shall include the following elements:

1. Species, size and location of all replacement plantings;
2. Method of irrigation;
3. The City of Elk Grove Standard Tree Planting Detail L-1, including the 10-foot depth boring hole to provide for adequate drainage;
4. Planting, irrigation and maintenance schedules;
5. Identify the maintenance entity and include their written agreement to provide care and irrigation of the trees for a 3-year establishment period, and to replace any of the replacement oak trees which do not survive that period;
6. The minimum spacing for replacement oak trees shall be 20 feet on center;
7. Replacement oak trees shall not be planted within 15 feet of the driplines of existing oak trees to be retained on-site, or within 15 feet of a building foundation or swimming pool excavation;

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

#### 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 replacement plan shall be submitted to Elk Grove Planning for review and approval.

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

**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 50 feet from a tributary of Deer Creek. No development is proposed within this creek. No native or non-native trees are proposed for removal as part of this project. Mitigation measures will be incorporated into the project that would reduce impacts to a less than significant level. Therefore, impacts to local policies or ordinances protecting biological resources or local, regional, or state habitat conservation plans are considered to be less than significant.

V. CULTURAL RESOURCES	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
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:**

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. General Plan Policy HR-6, Action 1 requires that a detailed on site survey be prepared on sites identified as having a significant cultural potential. Consequently, City cultural resources staff conducted a survey in November, 2005 and prepared a corresponding report (see Attachment B). The results of the cultural survey did not identify any prehistoric sites, historic sites, historic buildings or isolated artifacts.

**a-d) Less Than Significant Impact.** Based on the above discussion, the site does not appear to contain any known historic buildings or cultural resource of significant importance. As determined in the cultural survey, project implementation would not likely affect any historical resources or unique archeological resources.

Nevertheless, 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 cultural resources survey and the application of standard conditions required by the City’s General Plan, adverse impacts to cultural resources are considered less than significant.

<b>VI. GEOLOGY AND SOILS</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
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"/>

VI. GEOLOGY AND SOILS	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

a)

- i. **Less than Significant Impact.** There are no known faults crossing through the project site. The site is not located within an Alquist-Priolo earthquake hazard zone. Therefore, less than significant impacts would occur with respect to fault rupture.
- ii. **Less than Significant Impact.** The project would be designed and constructed in accordance with the requirements of the Uniform Building Code. As a result, the risk of ground shaking would be reduced to a minimum and is considered to be less than significant.
- iii. **Less than Significant Impact.** Liquefaction is most likely to occur in deposits of water-saturated alluvium or similar deposits of artificial fill. The potential for liquefaction must account for soil types and density, the groundwater table, and the intensity of ground shaking. Within Sacramento County, the downtown area and the Delta are areas that have been suggested as posing potential liquefaction problems. Based upon the known soil, groundwater, and ground shaking conditions within the City of Elk Grove (as identified in the General Plan Background Report, November 2003), the potential for liquefaction is considered low. Therefore, adverse impacts from liquefaction are expected to be less than significant.
- iv. **Less than Significant Impact.** The area of the project site proposed for construction is relatively flat; therefore the likelihood of landslides is minimal. Adverse impacts from landslides are expected to be less than significant.

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

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

**d) Less than Significant Impact.** The project site has low potential for expansive soils according to the City of Elk Grove General Plan. All future development at the project site must be in accordance with the Subdivision Map Act, Grading Ordinance, and the Uniform Building Code,

which requires a soil report prior to issuance of building permits in areas where potential of expansive soils is present. Therefore, any impacts will be less than significant.

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

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

**Discussion/Conclusion/Mitigation:**

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

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

**VIII. HYDROLOGY AND WATER QUALITY**

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

**VIII. HYDROLOGY AND WATER QUALITY**

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

**Discussion/Conclusion/Mitigation:**

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

**c-j) No Impact.** Development is not proposed in a flood plain area. Any development on the site with single family residences would not substantially alter the existing drainage pattern of the site or area, expose people or structures to a significant risk of loss, injury or death involving flooding, or create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Therefore, no impacts are expected.

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

**Discussion/Conclusion/Mitigation**

**a) No Impact.** The Elk Grove General Plan designates the property as Rural Residential with a two (2) acre minimum size requirement. The project is consistent with the density range proposed for this site and will not divide an established community. The project has been designed and will be conditioned to comply with the General Plan, Zoning code and City standards for design. There are no habitat conservation plans or natural community conservation plans within the City of Elk Grove. Therefore, no adverse impact is expected.

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

**Discussion/Conclusion/Mitigation:**

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

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

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

**Discussion/Conclusion/Mitigation:**

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

XIII. PUBLIC SERVICES	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project result in:</b>				
Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

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

**XIV. RECREATION**

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

**Discussion/Conclusion/Mitigation:**

**a-b) No Impact.** The proposed project is a residential subdivision that would minimally increase the use of exiting neighborhood and regional parks, and other recreational 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 land dedication, fees in lieu, or on-site improvements at a standard of five (5) acres of land for parks per 1,000 residents.” Therefore, no adverse impacts are expected.

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

**Discussion/Conclusion/Mitigation:**

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

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

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

**Discussion/Conclusion/Mitigation:**

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

**d) Less Than Significant Impact.** The proposed project includes an Exception from the requirement of public water supply source of the City of Elk Grove Municipal Code, Title 22. Future rural residential development of the site as well as the adjacent site includes four additional single-family dwellings and accessory structures. The Exception from the requirement for public water results in the development of rural domestic wells in conjunction with the development of single-family dwellings that are used to supply the homes with water. Because rural domestic wells require smaller yields than both municipal and agricultural wells, the water is generally obtained from the upper shallow aquifer. Additionally, any well installed on the proposed lot must be installed pursuant to Sacramento County Environmental Health improvement standards. Therefore, impacts are expected to be less than significant.

**XVII. MANDATORY FINDINGS OF SIGNIFICANCE**

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

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

**Discussion/Conclusion/Mitigation:**

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

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

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

**b) No Impact.** The property immediate north of the project site (McCown) has also submitted an application to the City of Elk Grove for a Rezone, Parcel Map, and Exception as part of Project #EG-04-720. Because the project sites are adjacent to each other, the impact of the two projects were evaluated together to determine if the projects may cumulatively have a significant effect on the environment. The projects would be consistent with the City's General Plan and would not create any significant impacts. By adhering to basic regulatory requirements and/or conditions of approval incorporated into the project design, the projects would not lead to any cumulative impacts.

#### REFERENCES

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

#### ATTACHMENTS

- A. Biological Site Assessment Field Survey Form
- B. Cultural Resource Survey