



MITIGATED NEGATIVE DECLARATION/INITIAL ENVIRONMENTAL STUDY

1. **Project Title:** Di Benedetto Acres (EG 00-095)
2. **Lead Agency Name and Address:** City of Elk Grove
8400 Laguna Palms Way
Elk Grove, CA 95758
3. **Contact Person/Phone Number:** Steve Flint (916) 478-2220
4. **Project Location:** The project site is located at the northwest corner of Elk Grove Boulevard and Grant Line Road in the Elk Grove Triangle Special Planning Area (SPA) (APNs 127-0120-020 and -021)
5. **Project Sponsor's Name and Address:**

<p>Owner: Daniel and Grace DiBenedetto 9775 Elk Grove Blvd. Elk Grove, CA. 95624</p>	<p>Applicant: Gil Albani Lyon and Associates 9370 W Stockton Blvd., Suite 100 Elk Grove, CA. 95758</p>	<p>Engineer: Baker-Williams Engineering Group 6020 Rutland Drive, Suite 19 Carmichael, CA 95608 Contact: Kent Baker</p>
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6. **General Plan Designation:** Elk Grove Triangle Policy Area
7. **Existing Zoning:** Elk Grove Triangle Special Planning Area (SPA)
8. **Project Description:**

The project proposes to subdivide two existing parcels that total approximately 41.2 acres into 39 residential lots, with a minimum lot size of one gross acre, together with public roads and landscape corridor lots adjacent to the Elk Grove Boulevard and Grant Line Road frontages. Parcel 20 (127-0120-020) is 20.7 acres and Parcel 21 (127-0120-021) is 20.5 acres in size.

The project also includes a review of residential subdivision design in accordance with the City-wide Design Guidelines. Architectural details of the individual homes are not proposed as part of this project and will be subject to review prior to the issuance of building permits.

The proposed subdivision would comply with the General Plan Land Use Policy Map. The site is designated Elk Grove Triangle Policy Area (PA), which acknowledges the Elk Grove Triangle SPA. The SPA provides for the development of one acre residential lots.

The primary points of access are proposed on Elk Grove Boulevard and Jetmar Way, a private street. The project would dedicate right-of-way along that portion of Jetmar Way that adjoins the project boundary. The City would exercise existing Irrevocable Offers of Dedication (I.O.D.) for the north half of the street to create a public street extending from the western project boundary to the Grant Line Road intersection.

Figure 1 – Vicinity Map



8. Project Setting:

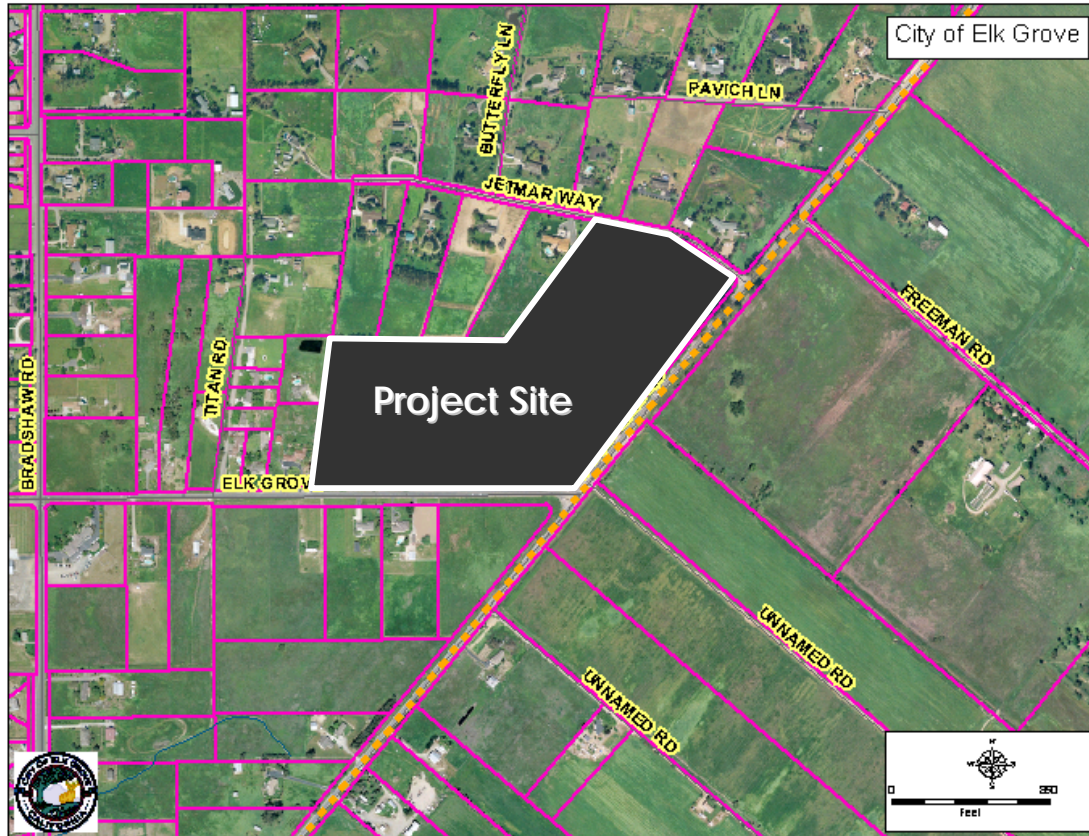
The project site is currently developed with a rural residence and associated structures and features (see Figure 2, Aerial View), all of which would be demolished. The project site would be rough graded for streets and building pads within the created lots. As a result of the interior improvements, none of the proposed lots will directly front upon Elk Grove Blvd., Jetmar Way or Grant Line Road. The zoning and the existing development on and in the vicinity of the subject site are summarized below.

Table 1 – Surrounding Land Uses

	Land Use	Zoning	General Plan
Subject Site	Single Family	AR-5	Ag-Res (1-10 acres)
North	Single Family	AR-5	Ag-Res (1-10 acres)
South	Single Family	AR-5	Ag-Res (1-10 acres)
East	Single Family and farmland	AG-80	Ag-80 Permanent Agriculture
West	Single Family	AR-2	Ag-Res (1-10 acres)

The property is currently occupied by one single-family residence, with several outbuildings and irrigation wells to support the agricultural activity and domestic need. The residence is located closer to Grant Line Road. Historically, the site has been used primarily for grazing, with annual crop production (strawberries) in the southern portion.

Figure 2 – Aerial View



Site topography is relatively flat with elevations ranging from 55 to 60 feet. The Cosumnes River is approximately two miles southeast of the site. Current surface drainage flows in two directions, one to drainage ditches along the western and southern boundaries of the site and the second direction to the north across Jetmar Way. The southern portion of the site drains into Elk Grove Creek while the northern portion drains into the south branch of Laguna Creek, which crosses Bradshaw Road to the west.

Other Assumptions of the Project:

Compliance with all local, state, and federal codes, regulations, and requirements are assumed as part of the construction and operation of the facility. A Public Facilities Financing Plan has been adopted for the project area and the project will pay its proportionate fair share of fees.

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

- California Department Fish and Game
- Central Valley Regional Water Quality Control Board
- Sacramento Metropolitan AQMD

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

DETERMINATION

On the basis on 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 significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. 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 significant effect(s) 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, if the effect is a "potentially significant impact" or "potentially significant unless mitigated." An ENVIRONMENTAL IMPACT REPORT is required, but must analyze only the effect that remains to be addressed.
- 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 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.

Planner's Signature

Steve Flint

Planner's Printed Name

Date

Development Services - Planning

For City of Elk Grove

PURPOSE OF THIS INITIAL STUDY

This Initial Study has been prepared in accordance with CEQA Guidelines Section 15063, to determine if the DiBenedetto Acres project as described herein may have a significant effect upon the environment.

EVALUATION OF ENVIRONMENTAL IMPACTS

A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources cited. 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.

All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect, and construction as well as operational impacts.

"Potentially Significant Impact" is appropriate if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

"Potentially Significant Unless Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact". The initial study must describe the mitigation measures and briefly explain how they reduce the effect to a less than significant level.

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). Earlier analyses are discussed in Section XVII at the end of the checklist.

Preparers 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. A source list should be attached and other sources used or individual contacts should be cited in the discussion.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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I. AESTHETICS. Would the project:
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- | | | | | |
|--|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| a) Have a substantial adverse effect on a scenic vista? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | <input type="checkbox"/> | <input type="checkbox"/> | <input 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 that would adversely affect day or nighttime views in the area? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Project Setting

The project site is located in an area that is primarily agricultural and rural residential. Terrain in the area is relatively flat with no major landforms or rock outcrops. Portions of the project site remain as fallow fields previously used for agriculture.

Discussion of Impacts

- a) *Less Than Significant Impact* - The project site is not located in an area designated as a scenic vista and no scenic vistas are located near the project site. Therefore, no impacts to scenic vistas will occur as a result of project implementation.
- b) *No Impact* - No State Scenic Highways are designated in the vicinity of the project site. Likewise, the City of Elk Grove Draft General Plan does not designate any scenic highways in the vicinity. Implementation of the project would not have a detrimental effect on any significant scenic resources or historical buildings within a state scenic highway.
- c) *Less Than Significant Impact* - The project site is located in the northeastern portion of Elk Grove, which is characterized as agricultural and rural residential. The development of the residential project as proposed would reduce open space used for grazing and other agricultural purposes, but would not substantially affect scenic corridors or vistas in the area. Therefore, the project would not substantially degrade the existing visual character or quality of the site and its surroundings because the resulting one-acre residential parcels are compatible with the character of the surrounding area.
- d) *Potentially Significant Unless Mitigation Incorporated* - The project would generate additional light and glare in an area that is predominantly low-density, where ambient light levels are minimal. Because light levels attributed to the proposed low density, single-family residential project would be greater than that in the surrounding neighborhood, the following mitigation measures would ensure that light levels in the vicinity remain low.

Mitigation Measure 1 (Aesthetics)

In order to mitigate adverse impacts from new sources of light and glare from buildings to a less than significant level, the applicant, or successors in the project, shall disclose to all buyers of property within the subdivision that spotlights, floodlights, reflectors, or other types of lighting may be used to illuminate buildings, patios and landscaped areas, but such lighting shall be focused and equipped with lenses or other devices to ensure that the illumination is screened and/or directed away from adjacent properties. Such a disclosure shall be included as a note in the Final Map and in any Covenants, Conditions and Restrictions (CC&R) recorded for the project and shall be signed by each homebuyer prior to occupancy.

Monitoring Actions

- ***Prior to recordation of the final map***, the Applicant shall submit Development Services-Planning for approval, a copy of the CC&R showing the inclusion of the lighting restrictions per this mitigation measure.
- ***Prior to issuance of building permits***, the Applicant shall submit to Development Services-Planning for approval as to form, a copy of a Notice to Purchaser to be recorded against each property that contains the lighting restrictions per this mitigation measure.
- ***Prior to recordation of the final map***, the Applicant shall submit proof to Development Services-Planning that the Notice to Purchaser has been recorded against each property.

Mitigation Measure 2 (Aesthetics)

In order to mitigate adverse impacts from new sources of light and glare from street lights to a less than significant level, and in accordance with City Improvement Standards, no street lights shall be required or installed within the project site. Street lights required to be installed at the Bader Road entrances shall be low wattage Class 'B' or similar lighting, and concentrated on the intersections. This mitigation measure shall be included as a note in the improvement plans.

Monitoring Actions

- ***Prior to approval of improvement plans***, Development Services-Planning shall verify that the improvement plans include a note containing the lighting restrictions per this mitigation measure.

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

Implementation of the above mitigation measures would reduce the project impacts related to new sources of light and glare to a less than significant level.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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II. AGRICULTURE 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 Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

- | | | | | |
|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> |

Existing Setting

The project site is comprised of two parcels of land that total 41.2 acres that had been used for grazing, hay production and strawberry crops for many years. The California Environmental Quality Act (CEQA) defines "Agricultural land" as prime farmland, farmland of statewide importance, or unique farmland as defined by the United States Department of Agriculture (USDA).

Discussion of Impacts

- a) *Less Than Significant Impact* - Soils on the site consist primarily of San Joaquin complex (0 to 1 percent slopes). The current NRCS Farmland Mapping and Monitoring Program (2002) identifies the site land of statewide importance. Conversion of farmland to non-agricultural uses could constitute a significant adverse impact. However, the City's General Plan Conservation and Air Quality Element contains policies that acknowledge the loss of agricultural productivity on lands designated for urban uses within the city limits as a consequence of the development of Elk Grove, resulting in the conversion of agricultural/open space uses to urban uses. A Statement of Overriding Considerations was adopted with the EIR that addressed the conversion of agricultural lands to urban uses. Therefore this impact is considered less than significant.
- b) *Potentially Significant Unless Mitigation Incorporated* - The project site is zoned for residential and agricultural uses, and is not subject to a Williamson Act contract. The project would not conflict with existing zoning for agricultural uses, however, conflicts could arise between adjoining agricultural and residential uses. The City's General Plan Conservation and Air Quality Element contains policies that acknowledge the loss of agricultural productivity on lands designated for urban uses within the city limits as a consequence of the development of Elk Grove. While agricultural uses are anticipated to be phased out within the city limits, the City recognizes the right of these uses to continue as long as individual owners/farmers desire. To reduce potential conflicts between agricultural and residential uses, the following mitigation established.

This mitigation measure would ensure that prospective buyers of property adjacent to agricultural land are advised that they could be subject to inconvenience or discomfort resulting from accepted farming activities as per provisions of the City's Right-to-Farm ordinance, in accordance with the action policies of the General Plan Conservation and Air Quality Element.

Mitigation Measure 3 (Agricultural Resources)

In order to mitigate impacts from potential conflicts between residential and agricultural land uses to a less than significant level, the applicant shall disclose to all buyers of property within the subdivision that surrounding agricultural properties and uses may continue in perpetuity, subject to the provisions of the Right to Farm Ordinance dated July 10, 1990. The Applicant, or his successors, shall include such a disclosure, which shall be recorded against each property and shall require each homebuyer to sign such a disclosure. A note to this effect shall be placed on the final subdivision map prior to recordation.

Monitoring Actions

- ***Prior to issuance of building permits***, the applicant shall submit to Development Services-Planning for approval as to form, a copy of a Notice to Purchaser to be recorded against each property that contains the Right to Farm disclosure.
- ***Prior to recordation of the final map***, the applicant shall submit proof to Development Services-Planning that the Right to Farm disclosure has been recorded against each property.

Enforcement/Monitoring: City of Elk Grove Planning

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

c) *Less Than Significant Impact* - The project would result in the conversion of 41.2 acres of property used for agricultural purposes to low-density residential uses. All of the properties surrounding the project site are permitted to be developed for similar residential uses or may continue with agricultural uses as permitted in the Elk Grove Triangle SPA. The project would result in the conversion of Farmland to non-agricultural uses, however, the entire area surrounding the site is already zoned for non-agricultural uses and the City's General Plan does not anticipate retaining agricultural uses within the City limits. Therefore, the change would be less than significant.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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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:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Conflict with or obstruct implementation of the applicable air quality plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Expose sensitive receptors to substantial pollutant concentrations? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Create objectionable odors affecting a substantial number of people? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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 carbon monoxide (CO), ozone and particulate matter less than 10 microns in diameter (PM₁₀). Implementation of the project would result in increases in both construction emissions and increases in reactive organic gases (ROG) and NO_x, which are precursor components of ozone, and PM₁₀.

The District considers increases in emissions of 85 pounds per day of No_x (ozone precursor) during construction, and increases in emissions of 65 pounds per day of No_x and ROG (both ozone precursors) to represent a significant adverse impact. In addition to these mass emission thresholds, California Ambient Air Quality Standards (CAAQS) significance criteria are applied to all phases of a project. A project is considered to contribute substantially to an existing or projected violation of a CAAQS if it emits pollutants at a level equal to or greater than five (5) percent of the CAAQS.

Discussion of Impacts

- a) *Less Than Significant Impact* – The proposed project would not conflict with or obstruct the implementation of any applicable air quality plan on either a short-term or long-term basis. The emissions generated during the site preparation phase would not exceed the thresholds of significance established by the SMAQMD. Therefore, the impacts resulting from these emissions would be less than significant.
- b) *Less Than Significant Impact* – Best method practices would be required during each construction phase of the project and SMAQMD District Rule 403 – Fugitive Dust, would apply. The developer/contractor would be required to control dust emissions from earth moving activities or any other construction activity to prevent airborne dust from leaving the project site. Long-term impacts to air quality would be minimal.
- c) *Less Than Significant Impact* – The project would contribute to criteria pollutants for which the project region is in non-attainment under an applicable federal or state ambient air quality standard, but would not result in a cumulatively considerable net increase. (See discussion and responses to [a] and [b] above).
- d) *Less Than Significant Impact* – The project area is surrounded by rural agricultural and low density residential uses. The Eden House located directly across Jetmar Way provides for elderly care and is considered a sensitive receptor, similar to school playgrounds and hospitals. The project could expose sensitive receptors to substantial pollutant concentrations however, Best method practices would be required during each construction phase of the project and SMAQMD District Rule 403 – Fugitive Dust, would apply after construction, minimizing the impacts to less than significant levels.
- e) *Less Than Significant Impact* – The project would result in a low density residential development, which would not create objectionable odors affecting a substantial number of people (See discussion and responses to [a] and [b] above).

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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IV. BIOLOGICAL RESOURCES. 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 U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands, as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal wetlands, etc.), through direct removal, filling, hydrological interruption or other means?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input 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"/>

Existing Setting

The project site is located in a rural area that has historically been used for agricultural purposes. The area is generally flat and the site has been used for agricultural purposes for many years. The northeastern portion of the site is occupied by a residence, agricultural buildings and other structures. The remaining portions of the site are regularly disked and little native vegetation exists.

Discussion of Impacts

a) *Potentially Significant Unless Mitigation Incorporated* – A number of special-status plant and wildlife species could potentially occur on the site and could be affected by project construction. The currently fallow fields represent potentially suitable habitat for Swainson's

hawk, burrowing owl and other raptors and birds. Project activity during the breeding season could result in the destruction of active nests of special-status bird species. Project activity could also disturb nearby nesting pairs, potentially resulting in nest abandonment. Common raptor species (e.g., red-tailed hawk, red-shouldered hawk, great horned owl) are also protected under the California Fish and Game Code and could be affected.

Swainson's hawk

Loss of Swainson's hawk foraging habitat could affect the success of active nests located on or nearby the project site. As development within the area continues, foraging and nesting opportunities become more limited for Swainson's hawk and other special-status species. Because the project site offers potential foraging and nesting habitat, this project would result in a potentially significant impact to these species unless mitigation is incorporated.

Mitigation Measure 4 (Biological Resources - Nesting Swainson's Hawks)

In order to mitigate potential adverse impacts to nesting Swainson's hawks to a less than significant level, a pre-construction survey shall be conducted by a qualified biologist contracted by the applicant or by the City and funded by the applicant. The survey shall be conducted within 30 days of the start of construction activities for a 1/2-mile radius. In addition, a survey of the project site and areas within 500 feet of the project site shall be conducted once in April and once in May. If active Swainson's hawk's nests are found, the applicant shall consult with the Department of Fish and Game (CDFG) and clearing and construction shall be postponed or halted until all young have fledged and additional nesting attempts no longer occur. If a nest tree is found on the subsequent project site prior to construction and is proposed for removal, then appropriate permits from CDFG shall be obtained and mitigation implemented pursuant to CDFG guidelines.

Monitoring Actions

- ***Prior to issuance of building or grading permits***, the applicant shall provide Development Services-Planning written verification that a qualified biologist has been retained by the applicant to perform the pre-construction survey. This action may be waived if the biologist will be contracted by the city at the applicant's expense.
- ***No earlier than 30 days before commencement of construction activities***, including land clearing, the qualified biologist shall submit and certify to the Planning Director, the results of the pre-construction survey. Failure to submit the required survey results will delay the approval to initiate construction activities, including land clearing.
- ***No later than April 30***, the qualified biologist shall submit and certify to the Planning Director, the results of the 500-foot site perimeter survey. Failure to submit the required survey results will cause any construction activity to be halted until such results are submitted and approved by the Planning Director. If no construction activities have taken place, failure to submit the required survey results will delay the approval to initiate construction activities, including land clearing.
- ***No later than May 31***, the qualified biologist shall submit and certify to the Planning Director, the results of the 500-foot site perimeter survey. Failure to submit the required survey results will cause any construction activity to be halted until such results are submitted and approved by the Planning Director. If no construction activities have taken place, failure to submit the required survey

results will delay the approval to initiate construction activities, including land clearing.

Enforcement/Monitoring: City of Elk Grove Development Services and California Department of Fish and Game (CDFG)

Mitigation Measure 5 (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 Project applicant shall acquire conservation easements or other instruments to preserve suitable foraging habitat for Swainson’s hawk, as determined by the California Department of Fish and Game. The location of mitigation parcels as well as the conservation instruments protecting them shall be acceptable to the City and to the California Department of Fish and Game. The amount of land preserved shall be governed by a 1:1 mitigation ratio for each acre developed at the Project site. In deciding whether to approve the land proposed for preservation by the Project applicant, the City shall consider the benefits of preserving lands in proximity to other protected lands. The preservation of land shall be done 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. In addition, the City shall impose the following minimum conservation easement content standards:

- a) The land to be preserved shall be deemed suitable Swainson’s hawk foraging habitat by the California Department of Fish and Game.
- b) All owners of the mitigation land shall execute the document encumbering the land.
- c) The document shall be recordable and contain an accurate legal description of the mitigation land.
- d) The document shall prohibit any activity which substantially impairs or diminishes the land’s capacity as suitable Swainson’s hawk foraging habitat.
- e) If the land’s suitability as foraging habitat is related to existing agricultural uses on the land, the document shall protect any existing water rights necessary to maintain such agricultural uses on the land covered by the document, and retain such water rights for ongoing use on the mitigation land.
- f) The applicant shall pay to the City a mitigation monitoring fee to cover the costs of administering, monitoring and enforcing the document in an amount determined by the receiving entity, not to exceed 10% of the easement price paid by the applicant, or a different amount approved by the City Council, not to exceed 15% of the easement price paid by the applicant.
- g) Interests in mitigation land shall be held in trust by an entity acceptable to the City and/or the City in perpetuity. The entity shall not sell, lease, or convey any interest in mitigation land which it shall acquire without the prior written approval of the City.
- h) The City shall be named a beneficiary under any document conveying the interest in the mitigation land to an entity acceptable to the City.
- i) If any qualifying entity owning an interest in mitigation land ceases to exist, the duty to hold, administer, monitor and enforce the interest shall be transferred to another entity acceptable to the City or to the City.

Before committing to the preservation of any particular land pursuant to this measure, the Project proponent shall obtain the City’s approval of the land proposed for preservation. This mitigation measure may be fulfilled in combination with a mitigation measure imposed on the project requiring the preservation of agricultural land as long

as the agricultural land is determined by the Department of Fish and Game to be suitable Swainson's hawk habitat.

Enforcement/Monitoring: City of Elk Grove Development Services-Planning and CDFG

The above mitigation measures (**MM 4 & MM 5**) would reduce impacts to Swainson's hawk to a less than significant level.

Other Raptors and Tricolored Blackbirds

While the Special Status Species Assessments did not locate nesting sites on the property, the project site provides suitable foraging habitat for common raptor species, as well as tricolored blackbirds. Active raptor nesting sites are protected by the Migratory Bird Treaty Act (MBTA); additionally, removal or destruction of active raptor nesting sites is considered a violation of the CDFG Code Section 3503.5 and the MBTA.

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

The tricolored blackbird is designated as federal species of concern and a California species of special concern. It is generally considered a marsh species, nesting primarily in tule and cattail marsh habitats in colonies. Tricolors have declined throughout California, although they have continued to breed throughout their historic range. With the reduction of wetland habitat in California, an increasing percentage of tricolored blackbirds have been found nesting in non-marsh habitats such as blackberry thickets, thistle stands, and nettle. Nesting surveys to determine their presence should be conducted during the spring/early summer.

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

Western burrowing owl (*Athene cunicularia hypugea*) species were not observed on the project site and very little potential habitat exists to support this species. However, debris piles and soil mounds observed on-site provide potential burrowing owl habitat. Because this species is known to exist in the vicinity, it could potentially move onto the site to nest prior to construction.

Because the project site offers potential foraging and nesting habitat, this project would result in a potentially significant impact to these species unless mitigation is incorporated.

Mitigation Measure 6 (Biological Resources – Active Tricolored Blackbirds, Burrowing Owls, and Other Special-Status Species)

In order to reduce impacts to tricolored blackbirds, burrowing owls and other special-status species to a less than significant level, the applicant shall conduct a pre-construction survey to identify whether any of the targeted species exist on the site. Within thirty days of the commencement of any clearing, grading or construction that would occur during the nesting/breeding season (February 1 through September 1, or at any time of year for burrowing owl), a field survey shall be conducted by a qualified biologist to determine if active nests of burrowing owls, tricolored blackbirds, and other special-status species occur on the site. These surveys shall include all areas in or within 250 feet of the construction zone. In the event that nesting raptors (other than Swainson's hawk) are found, a 250-foot no-

construction zone shall be established around the nest until the young have fledged, as determined by a qualified biologist. The applicant shall consult with CDFG to determine the measures necessary to mitigate or avoid impacts to the species. Any required permits or approvals shall be obtained from CDFG prior to disturbance of the site. Mitigation measures may include flagging the burrow to avoid disturbance, passive relocation, active relocation to move owls from the site, or other measures required by the biologist or CDFG.

Monitoring Actions

- ***Prior to the approval of any grading and/or building permits*** for the development of the site, applicant or project owner shall submit to the City a copy of any/all required CDFG or USFWS permits and verification of any required consultation.
- ***Prior to the commencement of any clearing, grading or construction***, the applicant shall submit to Development Services – Planning for approval, a copy of the survey results including evidence of consultation with CDFG and their recommendations, if applicable.

Enforcement/Monitoring: City of Elk Grove Development Services, Planning in consultation with California Department of Fish and Game (CDFG)

The above mitigation measure (MM 6) would reduce impacts to tricolored blackbirds, burrowing owls and other raptors to a less than significant level.

Mitigation Measure 7 (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. Temporary protective fencing 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 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 8 (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 plan shall be submitted to Elk Grove Planning for review and approval.

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

Implementation of the above measures would ensure that impacts to native and landmark trees on the project are reduced to a less than significant level.

- f) *No Impact* - The City of Elk Grove has not adopted a Habitat Conservation Plan or Natural Community Conservation Plan and therefore, implementation of the project would have no impact on such plans.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in section 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 section 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 geological 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"/>

Existing Setting

The project site is located at the northwest corner of the intersection of Elk Grove Boulevard and Grant Line Road. The western portion of the site has been used for agriculture for many years, but is currently fallow. The City of Elk Grove General Plan EIR (Section 4.11) identifies areas as Sensitive with regard to cultural resources. While this site is not within an area determined to be sensitive, cultural resources may still exist.

Plowing, disking and grazing may result in disturbances to cultural resource sites, however these disturbances do not eliminate the sites. Rather, artifacts may be scattered over a slightly wider area within upper soil strata. Should artifacts or unusual amounts of stone, bone, or shell be uncovered during construction activities, an archeologist would be consulted to perform an on-site evaluation. If the bone appears to be human, state law requires that the Sacramento County Coroner be contacted. If the coroner determines that the bone is human and is most likely Native American in origin, he must contact the Native American Heritage Commission.

California Health and Safety Code Section 7050.5 states that when human remains are discovered, no further site disturbance can occur until the County Coroner has made the necessary findings as to the origin of the remains and their disposition pursuant to Public Services Code Section 5097.98. If the remains are recognized to be those of a Native American, he or she shall contact the Native American Heritage Commission within 24 hours.

Public Services Code Section 5097.98 states that whenever the Native American Heritage Commission receives notification of a discovery of Native American human remains from a county coroner, it shall immediately notify the most likely descendent from the deceased Native American. The descendants may inspect the site and recommend to the property owner a means for treating or disposing the human remains. If the commission cannot identify a descendent, or the descendent identified fails to make a recommendation, or the landowner rejects the recommendation of the descendent, the landowner shall rebury the human remains on the property in a location not subject to further subsurface disturbance.

Discussion of Impacts

- a) *Less Than Significant Impact* - The site is not known to have any historical significant or significant characteristics as defined by the criteria within the CEQA Guidelines. A review of records pertaining to historic resources indicates that no previously recorded sites are known to be located within or adjacent to the project area. 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.
- b) *Less Than Significant Impact* - The site is not known to have any archaeological significant or significant characteristics as defined by the criteria within the CEQA Guidelines. See Comment a) above.
- c) *Less Than Significant Impact* - No paleontological resources are known or suspected and no unique geologic features exist on the project site. See Comment a) above.
- d) *Less Than Significant Impact* - The site has not been identified as containing areas where human remains may be located. However, 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.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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VI. GEOLOGY AND SOILS. 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"/> |

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input 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"/>

Existing Setting

The project site, like most of the Sacramento County area, is located within a relatively flat alluvial plain comprised of deep sediment. Historically, the region has experienced relatively little seismic activity, however, ground motion experienced in the neighboring San Francisco Bay Area suggests that the area could be affected by seismic activity at sometime in the future. No active or potentially active faults pass through the project site based on published geologic maps. In addition, the project site is not located within an Alquist-Priolo Fault Study Zone.

According to the Soil Survey of Sacramento County, California, prepared by the USDA Natural Resource Conservation Service, the San Joaquin complex dominates the project site. Permeability is very slow, shrink-swell potential is high and water erosion is a slight hazard or is not a hazard at all. San Joaquin soils are found in areas that have been left relatively undisturbed when leveled. Xerarents are found in fill areas and are moderately deep to very deep. Permeability is moderate to very slow and water erosion is a slight hazard or is not a hazard at all.

The City's Building and Construction Ordinance (Title 16 Chapter 16.44 of the City Code) establishes administrative procedures, minimum standard of review, and implementation and enforcement procedures for controlling erosion, sedimentation and other pollutant runoff including construction debris and hazardous substances use on construction sites, and disruption of existing drainage and related environmental damage caused by land clearing and grubbing, grading, filling, and land excavation activities. The ordinance applies to projects that will disturb 350 cubic yards or more of soil. The intent of the ordinance is to minimize damage to surrounding properties and public rights-of way, the degradation of the water quality of water courses, and the disruption of natural or City authorized drainage flows caused by construction activities, and to comply with the provisions of the City's National Pollutant Discharge Elimination System (NPDES) Permit Number, CA0082597, issued by the California Regional Water Quality Control Board (CRWQCB). These provisions would apply to this project.

Discussion of Impacts

- 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, no 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. Within Sacramento County, the downtown area and the Delta are areas that have been suggested as posing potential liquefaction problems.
- iv. *Less than Significant Impact* - The area of the project site proposed for construction is relatively flat, therefore the likelihood of landslides is minimal.
- b) *Less than Significant Impact* - Development of the project would include grading that could result in soil erosion. The site grading and construction phases of the project would involve earth movement and the use of heavy machinery. However, the project is subject to the City Land Grading and Erosion Control Ordinance which is designed to reduce potential adverse impacts related to soil erosion. Therefore this impacts is considered less than significant.
- c) *Less than Significant Impact* - The geologic literature indicates that no major active faults transect Sacramento County; however, there are several subsurface faults in the Delta. While Sacramento County has experienced relatively little seismic activity, faulting in neighboring regions, especially the San Francisco Bay area and the Sierra Nevada, suggests that the County could be affected by future ground motion originating elsewhere. According to the Safety Element of the City's draft General Plan, "No known earthquake faults pass through the City limits or the planning area." As such, ground rupture due to faulting is considered to be unlikely. In addition, new construction would be required to meet the seismic standards contained in the Uniform Building Code. Development of this project would result in a less than significant impact related to seismic ground shaking.
- d) *Less Than Significant Impact* - The project site is not located on a geologic unit or soil that is considered 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. Therefore, a less than significant impact is expected.
- e) *No Impact* - The project is required to annex into the service area and connect to the public sewer system, which is within the purview of SCRWD and CSD-1.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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VII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input 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 § 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 area or, where such a plan has not been adopted, within two miles of a public airport or a 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 checked="" type="checkbox"/> | <input type="checkbox"/> |

Existing Setting

A material is considered hazardous if it appears on a list of hazardous materials prepared by a federal, state, or local agency, or if it has characteristics defined as hazardous by such an agency. A hazardous material is defined in Title 22 of the California Code of Regulations (CCR) as:

"A substance or combination of substances which, because of its quantity, concentration, or physical, chemical or infectious characteristics, may either (1) cause, or significantly contribute to, an increase in mortality or an increase in serious irreversible, or incapacitating reversible, illness; or (2) pose a substantial present or potential hazard to human health or environment when improperly treated, stored, transported or disposed of or otherwise managed" (California Code of Regulations, Title 22, Section 66260.10)."

The Hazardous Waste and Substances Site List (also known as the "Cortese List") is a planning document used by state, local agencies, and developers to comply with the California Environmental Quality Act (CEQA) requirements in providing information about the location of hazardous materials sites. Government Code Section 65962.5 requires the California Environmental Protection Agency (EPA) to annually update the Cortese List. The Department of Toxic Substances Control (DTSC) is responsible for preparing a portion of the information that comprises the Cortese List. Other State and local government agencies are required to provide additional hazardous material release information that is part of the complete List. CAL-SITES (ASPIS) Database is compiled by the California Environmental Protection Agency (Cal-EPA) to identify and track potential hazardous waste sites. In addition to the Cortese List and CAL-SITES, the County of Sacramento's Department of Environmental Health also maintains lists of hazardous material sites, release and accident occurrences.

The residence and other buildings on the project site were constructed prior to the 1970's. Therefore, asbestos-containing materials as well as lead-based paints are likely to be present. As a condition of project approval, an evaluation of potential asbestos-containing building materials shall be conducted prior to demolition of any existing on-site structures, as required by the Sacramento Metropolitan Air Quality Management District. If asbestos-containing materials are identified, remediation and disposal procedures shall be undertaken by qualified personnel in accordance with all applicable regulations, and in coordination with all applicable agencies. Likewise, all loose and peeling paint shall be removed and disposed of by a licensed and certified lead paint removal contractor, in accordance with local, state, and federal regulations, prior to the removal of onsite buildings.

While not known to occur on-site, if contaminated soil and/or ground water are encountered during the removal of on-site debris or during excavation and/or grading, the construction contractors shall stop work and contact an environmental hazardous materials professional to conduct an on-site assessment. If the materials are determined to pose a risk to the public or construction workers, the construction contractor shall prepare and submit a remediation plan to the appropriate agency and comply with all federal, state, and local laws. Soil remediation methods could include excavation and on-site treatment, excavation and off-site treatment or disposal, and/or treatment without excavation. Remediation alternatives for cleanup of contaminated groundwater could include in-situ treatment, extraction and on-site treatment, or extraction and off-site treatment and/or disposal. Construction plans shall be modified or postponed to ensure construction will not inhibit remediation activities and will not expose the public or construction workers to hazardous conditions.

Discussion of Impacts

- a) *Less Than Significant Impact* – The project would involve the use of small amounts of oils, fuels and solvents, including gasoline, paints and thinners, and other potentially flammable substances that are typically associated with residential activities. Based on the amount of material involved, transport and/or disposal of hazardous materials would not create a significant hazard to the public or the environment.
- 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 typically associated with construction activities. The Contractor will be required to identify a staging area for storing materials and equipment. The proposed project would not result in a significant risk of explosion or accidental release of hazardous substances and is therefore considered a less than significant impact.

- c) *No Impact* – The closest school to the project site is Pleasant Grove Elementary, which is approximately one and one-half miles to the northeast. Therefore, no impacts would result.
- d) *No Impact* – Searches of resources and records of material sites known to handle or store hazardous materials or wastes indicated that the project site is not included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5. Therefore, no impact would result from this project.
- e) *No Impact* – The project site is not within two miles an airport. Therefore, no impact would result from this project.
- f) *No Impact* – See e) above.
- g) *No Impact* - The project would not impede any adopted emergency response plans or evacuation plans.
- h) *Less Than Significant Impact* – The project site is currently fallow agricultural land that is not adjacent to wildlands. Approval of the project would not expose people or structures to the risk of loss, injury or death involving wildland fires.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
VIII. HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of a 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"/>

Existing Setting

Drainage

Surface flows from the project site drain into two watersheds. To the north, site drainage is directed to a culvert under Jetmar Way. Further north, the drainage is conveyed by small ditches and swales. The California Department of Water Resources and Elk Grove Public Works staff have expressed concerns regarding the ability of the existing drainage facilities north of Jetmar Way to handle flows that would be conveyed as a result of the improvements associated with this project.

The southern portion of the site drains in a southwesterly direction and the collected in roadside ditches along Elk Grove Boulevard. The drainage flows west and south, ultimately under Bradshaw Road through an existing 36-inch culvert, approximately 1000 feet south of Elk Grove Boulevard. Per the East Elk Grove Specific Plan Drainage Master Plan, the conveyance west of Bradshaw will be sized to accommodate ultimate development of the entire watershed.

The Central Valley Regional Water Quality Control Board (RWQCB) issues permits for activities that could cause impacts to surface waters and groundwater in the vicinity of any project site, including construction activities. Since construction activities associated with the project would result in the disturbance of surface and/or ground waters, a National Pollutant Discharge Elimination System (NPDES) construction activity permit would be required. The NPDES storm water permitting program, under Section 402(p) of the Federal Clean Water Act, is administered by the RWQCB on behalf of the EPA. The permit would require that the following measures be implemented during construction activity:

- Eliminate or reduce non-storm water discharges to storm water systems and other waters of the nation;
- Develop and implement a storm water pollution prevention plan (SWPPP); and
- Perform inspections of storm water control structures and pollution prevention measures.

The Stormwater Quality Improvement Plan was organized to implement federal stormwater regulations in the County of Sacramento, and the cities of Elk Grove, Galt, Folsom, and Citrus Heights. The Central Valley RWQCB enforces these federal regulations in the Sacramento area. The Board issues a National Pollutant Discharge Elimination System Stormwater Permit (NPDES Permit) to the County and cities jointly. The City of Elk Grove is covered under the County of Sacramento's NPDES Permit No. CA00082597. The renewed joint NPDES Permit became effective on January 25, 2003.

As of March 10, 2003, NPDES permits are required for all construction projects affecting one acre or more, including excavation, demolition, grading and clearing. In addition, the NPDES permit requirement applies to all discharges of pollutants to "navigable waters" from a "point source." A point source is defined broadly in the Clean Water Act as "any discernible, confined and discrete conveyance" such as a well, pipe, ditch, discrete fissure, container, or vessel. Navigable waters are defined broadly as "waters of the United States," and the U.S. EPA has effectively asserted that these comprise most surface waters, including waters that are tributary to navigable waters, interstate waters, and interstate waters having some impact or involvement in interstate commerce.

Discussion of Impacts

- a) *Potentially Significant Unless Mitigation Incorporated* – Development of the project could result in violations of water quality standards or waste discharge requirements. However, the

applicant shall be required to provide the necessary off-site drainage improvements in accordance with the provisions of the City of Elk Grove Floodplain Management Ordinance and Improvement Standards. Drainage easements would be required pursuant to the City of Elk Grove Floodplain Management Ordinance, Sacramento Water Agency Code, and Elk Grove Improvement Standards, including the payment of fees required by the Sacramento Water Agency Code. Any on-site source and treatment control measures would be in accordance with the most current Guidance Manual of On-site Storm Drainage Water Quality Control Measures as well as the NPDES storm water permit.

Mitigation Measure 9 (Hydrology and Water Quality – Water Quality Standards)

In order to ensure that the proposed project will not result in a violation of any water quality standard or wastewater discharge requirements, the applicant shall:

1. Dedicate drainage easements, and install facilities pursuant to the City of Elk Grove Floodplain Management Ordinance, Sacramento County Water Agency Code, and Elk Grove Improvement Standards, including any fee required by the Sacramento County Water Agency Code.
2. Off-site drainage improvements and easements shall be provided pursuant to the City of Elk Grove Floodplain Management Ordinance, and the City of Elk Grove Improvement Standards. This may be necessary to gravity drain channel improvements south of the project to the intersection of Bond and Waterman Roads.
3. On-site source and treatment control measures are required for this project in accordance with the latest version of the City of Elk Grove Improvement Standards, Volume 2 of the City/County Drainage Manual, Hydrology Standards, and Guidance Manual of On-site Storm Water Quality Control Measures. This may entail a detention basin for stormwater quality purposes, or joint-use of flood control detention. In all cases, source control measures on the improvement plans will include provision of a permanent storm drain message “No Dumping – Flows to Creek” or other approved message at each inlet. Other on-site source and treatment control measure(s) should also be used in accordance with specific residential activities referenced in the Guidance Manual. The final design of the proposed on-site source and treatment controls will be approved by the City of Elk Grove Public Works.
4. Obtain applicable California Department of Fish & Game permits prior to grading plan or improvement plan approval.

Monitoring Action

- ***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 applicant shall submit to Development Services, Public Works written verification that the above measures have been fully satisfied.

Enforcement/Monitoring: City of Elk Grove Development Services, Planning and Public Works

This measure would reduce potential construction impacts to water quality to a less than significant level.

Mitigation Measure 10 (Hydrology and Water Quality – Stormwater Pollution Control)

The project applicant shall submit to the City of Elk Grove proof that a Storm Water Pollution Prevention Plan (SWPPP) has been submitted and approved by the California Regional Water Quality Control Board, Central Valley Region. The SWPPP shall be administered throughout all phases of grading and project construction. The SWPPP shall be included with all subsequent project improvement and grading plans and shall incorporate Best Management Practices (BMPs) to ensure that potential water quality impacts during construction phases are minimized. Examples of BMPs that may be implemented during site grading and construction could include inlet filters, filter barriers, silt fences, and sedimentation basins.

Monitoring Action

- *Prior to the approval of subsequent improvement plans and grading plans and noted on plans.*

Enforcement/Monitoring: City of Elk Grove Public Works and RWQCB.

Implementation of this measure would reduce potential impacts resulting from storm drainage and runoff to a less than significant level.

- b) *Less Than Significant Impact* – The project would involve the construction of impervious surfaces on substantial portions of the site that are currently undeveloped. This would change the drainage of the site, decreasing absorption rates and increasing run-off incrementally in the area. Development of the site would incrementally add to groundwater consumption. However, the project would be required to connect to the public water provider in the area. As such, singular and cumulative impacts of the proposed project upon the groundwater decline in the project area would be considered less than significant.
- c) *Potentially Significant Unless Mitigation Incorporated* - The project site would significantly alter the existing drainage pattern on-site. Construction operations and subsequent residential activities (erecting walls, improving driveways, etc.) could result in substantial erosion or siltation on- and off-site. The incorporation of Mitigation Measures 9 and 10 would reduce potential impacts resulting from storm drainage to a less than significant level.

Enforcement/Monitoring: City of Elk Grove Development Services, Planning and Public Works

- d) *Potentially Significant Unless Mitigation Incorporated* The project would alter the existing drainage pattern of the site and area, but would not alter the course of a stream or river. The incorporation of Mitigation Measures 10 and 11 would reduce potential impacts resulting from drainage off-site to a less than significant level.

Potentially Significant Unless Mitigation Incorporated – The incorporation of Mitigation Measures 9 and 10 would reduce potential impacts resulting from exceeding the capacity of drainage systems to a less than significant level.

- e) *Less Than Significant Impact* – The project proposes the development of 39 single-family residences, which are not within a 100-year flood hazard area as mapped on federal (FEMA) Flood Hazard Boundary.
- f) *Less Than Significant Impact* –The project site is not within a 100-year flood hazard area and no structures are proposed that would impede or redirect flood flows.

- g) *No Impact* - The project is not within close proximity to any levees or dams that would expose people or structures to a risk of loss, injury or death involving flooding as a result of a failure of the levee or dam. Therefore, no impacts would result.
- h) *No Impact* - No inundation by seiche, tsunami or mudflow would result as a consequence of the proposed project.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
IX. LAND USE AND PLANNING. Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 of Impacts

- a) *Less Than Significant Impact* – The project site is bounded by low density residential and minor agricultural uses on all sides, and the proposed development would not physically divide an established community.
- b) *Less Than Significant Impact* – The project is consistent with the City’s General Plan and the Elk Grove Triangle SPA. The project would, therefore, have no conflict with any current land use plan or policy of any regulatory agency.
- c) *No Impact* – No habitat conservation plan or natural community conservation plan affects the project site. Therefore, implementation of then project would be less than significant.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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X. MINERAL RESOURCES. 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 of Impacts

- a) *No Impact* - No significant mineral resources have been identified on the project.
- b) *No Impact* - No significant mineral resources are identified in the General Plan or other land use plan relative to the project site.

Potentially Significant Impact Potentially Significant Unless Mitigation Incorporated Less Than Significant Impact No Impact

XI. NOISE. 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 of applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 area or, where such a plan has not been adopted, within two miles of a public airport or a 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"/>

Existing Setting

The Noise Element of the City’s General Plan identifies compatible noise environments for different types of land uses. For the purposes of land use planning, the Noise Element designates noise level goals to be achieved when feasible for specific land uses. Policy NO-1 states,

"New development of the uses listed in Table NO-C shall conform with the noise levels contained in that Table. All indoor and outdoor areas shall be located, constructed, and/or shielded from noise sources in order to achieve compliance with the City’s noise standards." Table NO-C provides the following:

	Outdoor Activity Areas (L _{dn} /CNEL,dB)	Interior Spaces (L _{dn} /CNEL,dB)
Residential	60 ¹	45

¹ Where it is not possible to reduce noise in outdoor activity areas to 60 dB L_{dn}/CNEL or less using a practical application of the best-available noise reduction measures, an exterior noise level of up to 65 dB L_{dn}/CNEL may be allowed provided that available exterior noise level reduction measures have been implemented and interior noise levels are in compliance with this table.

The project site is located adjacent to Elk Grove Boulevard and Grant Line Road, both of which are planned to be expanded in the future. Elk Grove Boulevard will be widened to a four-lane arterial street, while Grant Line is projected to be at least six lanes divided. The noise analysis presented in the General Plan EIR indicates that existing noise levels measured 100 feet from both of these streets currently exceed 60 dB L_{dn}/CNEL.

Discussion of Impacts

- a) *Less Than Significant with Mitigation Incorporated* – The project proposes the development of residential properties adjacent to Elk Grove Boulevard and Grant Line. Residences would be set back no less than 75 feet from the roadway, but noise levels would still exceed 60 dB L_{dn}/CNEL.

With regard to interior noise standards, façade design, and construction techniques and materials incorporating prevailing industry standards typically reduce interior noise to levels 20 to 25 dB below the exterior noise level, with windows closed.

Mitigation Measure 11 (Noise)

The project applicant shall construct a sound attenuation barrier along both Elk Grove Boulevard and Grant Line Road in accordance with City standards. The barrier shall consist of earth berms and landscape materials installed to a height of no less than eight feet above finished grade. Open fencing such as wrought iron or tubular metal may be incorporated, however, no solid walls or fencing shall be installed.

Monitoring Action

- *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 applicant shall submit plans and details to Development Services, Planning that adequately describes the sound barrier. The sound barrier shall be constructed and landscaping installed prior to residential occupancy.

Enforcement/Monitoring: City of Elk Grove Development Services, Planning and Public Works

Mitigation Measure 12 (Noise)

For residential units that are not shielded by barriers and are proposed to be located within the 60dB L_{dn} noise contour, building facade noise reduction will be required to achieve an interior noise level of 45 dB L_{dn}. Acoustical insulation, building materials, unit placement from the noise source and/or other construction techniques shall be incorporated into the building plans for these units to meet the thresholds for acceptable noise levels and compliance with the General Plan Noise Element.

Monitoring Action

- *Prior to the issuance of any building permits*, the applicant shall submit plans and details to Development Services, Planning that adequately describes the acoustical insulation, building materials, unit placement from the noise source and/or other construction techniques required to meet the thresholds for acceptable noise levels prior to residential occupancy.

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

- b) *Less Than Significant with Mitigation Incorporated* - Construction of the residential development as proposed would involve the creation of noise and groundborne vibration, which could exceed acceptable noise levels as established in the City's Noise Control regulations. However, the incorporation of Mitigation Measure 12 above would reduce impacts to a less than significant level.
- c) *Less Than Significant Impact* - The development of residences on one-acre minimum lots would not result in the creation of significant, permanent noise levels. Project-related traffic would have no discernable impact on existing noise levels. Development of the proposed site would result in a temporary increase in noise due to construction; however, the City's Noise Ordinance restricts such activities to daytime hours. Overall, the project is not expected to generate excessive noise levels or expose the people residing in the vicinity to excessive noise. Impacts to ambient noise levels are expected to be less than significant.
- d) *Less Than Significant Impact* - Project construction would result in a temporary increase in ambient noise levels in the vicinity of the project site. The impact would be considered less than significant based on the temporary nature of these activities, limits on the duration of noise, and evening and nighttime restrictions imposed by the City Noise Control Ordinance (Chapter 6.68 of the City Code).
- e,f) *No Impact* - The Sunset Sky Ranch Airport is located near the intersection of Grant Line Road and Bradshaw Road, which is within two miles of the project site. The East Elk Grove Specific Plan EIR indicates that noise levels attributed to the airport in excess of 60 dB do not extend north of the intersection of Bradshaw and Grant Line Roads. Therefore, no impact would result.

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

Discussion of Impacts

- a) *Less than Significant Impact* - The project would require the extension of roadways and infrastructure to the boundaries of the project. However, the density of development permitted by the Elk Grove Triangle SPA would not induce a substantial growth in the area.
- b) *Less than Significant Impact* - The project site is currently occupied by a residence and agricultural buildings. The project would not displace substantial numbers of existing housing and would not necessitate the construction of replacement housing elsewhere.
- c) *Less than Significant Impact* - See discussion in b) above.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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XIII. PUBLIC SERVICES. 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 following 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"/> |

Existing Setting

The project site is within the service boundaries of the Elk Grove Community Services District (CSD) Fire Department, the City of Elk Grove Police Department, the Elk Grove Unified School District (EGUSD), and The Elk Grove CSD Parks and Recreation Department.

Fire Station No. 73 located at 9607 Bond Road west of Bradshaw Road is the nearest facility to the project site. The Fire Department goal is to respond to emergency calls within five minutes or less, which is met approximately 80% of the time in urban areas.

The Sacramento County Sheriff's Department provides law enforcement on a contract basis to the City of Elk Grove. The Police Department's goal is to maintain an average response time for Priority One service calls of five minutes or less (this standard not been officially adopted by the City). According to the Police Department, the current average response time for Priority One calls is 10 minutes. A Priority One call is a violent crime against a person, or emergencies requiring an immediate response to preserve a life.

The Elk Grove Unified School District (EGUSD) provides elementary through high school education in the Elk Grove area. Seventh and eighth grade students would attend Smedberg Middle School and high school students would attend Sheldon High School until the new Katherine Albiani Middle School and Pleasant Grove High School facility opens in 2005. EGUSD assumes the following student generation rates for single family residential development:

School/Grade Level	Single Family Units	Student Population
Pleasant Grove Elementary (K-6)	0.4489	18
Smedberg Middle School (7-8)	0.1084	4
Sheldon High School (9-12)	0.2100	8
Total (K-12)	0.7643	30

Source: EGUSD 3/16/04

Based on these requirements, a total of 30 students would be generated by this project.

The Elk Grove CSD maintains and operates parks, open space and other recreational facilities within the City limits. The EGUSD maintains a ratio of parkland to population of 5.0 acres per thousand persons. Applying this standard to 39 single family residences (3.07 persons per household), a total of 0.6 acres of parkland would be required. Because the CSD does not accept land dedication for less than 3.0 acres, the project would satisfy the park requirement through the payment of in-lieu fees.

Discussion of Impacts

- a) *Less Than Significant Impact* - The project would be required to comply with the requirements of the Elk Grove Community Services District Fire Department regarding access, fire flow, brush clearance and hydrants and would result in a less than significant impact on fire protection services.
- b) *Less Than Significant Impact* - The project would be assessed building impact fees which contribute to the cost of new personnel and facilities, and would not create significant impacts to police protection.
- c) *Less than Significant Impact* - While EGUSD indicates that schools are currently impacted, overcrowded and experiencing a high rate a growth, the impact this project would create is less than significant. The project would be assessed developer fees, which are currently \$3.43 per square foot of residential space, as adjusted by the school board on March 17, 2004. These fees together with Mello-Roos taxes contribute to the costs of operation and maintenance of EGUSD facilities.
- d) *Less than Significant Impact* - The project would satisfy park requirements through the payment of in-lieu fees and would result a less than significant impact on EGUSD facilities.
- e) *Less Than Significant Impact* - The project does not create any significant impacts to the service levels of any other public service provider.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
XIV. RECREATION.				
a) Would the project 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 of Impacts

a) *Less than Significant Impact* - Based on the current figure of 3.07 persons per household as stated in the General Plan Housing Element, the construction of 39 residential dwellings would result in 120 new residents. The City's Subdivision regulations require the dedication of land or in-lieu fees equivalent to 5.0 acres per 1,000 population, or 0.6 acres of parkland. The project would increase the use of existing neighborhood and regional parks, or other recreational facilities, but would contribute its fair share in the form of land, fees or both, to the satisfaction of the Elk Grove CSD Parks and Recreation Department.

b) *Less than Significant Impact* - The Parks, Trails and Open Space Element of the City's General Plan identifies a trail along the Elk Grove Boulevard and Grant Line Road frontages of the project site. An easement to accommodate drainage, maintenance, landscape buffers and a trail would be required as a condition of map approval in accordance with General Plan policies.

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

Existing Setting

The project site is located on the north side of Elk Grove Boulevard, which is designated as a four-lane arterial roadway, on the west side of Grant Line Road and on the south side of Jetmar Way, which is currently improved as a 'Class C' two-lane road. 39 residential units would generate approximately 439 vehicle trips during a 24-hour period, which would not change the Levels of Service on these roadways.

Discussion of Impacts

- a) *Less Than Significant Impact* - The project would result in an increase in traffic, which would not be substantial in relation to the existing traffic load and capacity of the street system.
- b) *Less Than Significant Impact* - The project would not exceed the level of service standard established for a local residential roadway.
- c) *No Impact* - The project will not affect air traffic patterns.

- d) *Less Than Significant Impact* - The proposed roadway is level and would provide adequate site visibility between the project site and oncoming traffic. The project would not increase hazards attributed to transportation design features.
- e) *Less Than Significant Impact* - Access to the project site is provided from Elk Grove Boulevard and Jetmar Way, which would provide sufficient emergency access.
- f) *Less Than Significant Impact* - The project would comply with parking standards established in the Zoning Code and would provide additional on-street parking. Therefore, approval of the project will not result in an inadequate parking supply.
- g) *No Impact* - Adopted policies, plans or programs supporting alternative transportation do not pertain to the roadway to which the project has access.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
XVI. UTILITIES AND SERVICE SYSTEMS. 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 that 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"/>

Existing Setting

The project area is located within the Sacramento River Hydrologic Basin as defined by the California Department of Water Resources (DWR). Within this area, groundwater is contained in a shallow aquifer, which extends to approximately 200 – 300 feet below the surface, and also in a deeper, underlying aquifer. The deeper aquifer is approximately 700 – 1,000 feet thick.

Discussion of Impacts

- a, b) *Less Than Significant Impact* - Currently, there is no public sewer service to the subject property. The development shall be required to connect to County Sanitation District-1 (CSD-1) sewer system prior to development of the residences. The California Regional Water Quality Control Board (CRWQCB) has indicated that the project will not 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.* Paving of a portion of the site for residential development would incrementally increase storm water runoff in the project vicinity, however, a Storm Water General Permit is required by the California Regional Water Quality Control Board

for construction activity on the project site. Compliance with other applicable City requirements would ensure that drainage impacts would be less than significant.

- d) *Less than Significant Impact*- Currently, there is no public domestic water service in the area. However, the project will be required to connect to the existing Sacramento County Water Agency system with water supplied through Zone 40. A less than significant impact is expected.

- e-g) *Less Than Significant Impact* - The Elk Grove General Plan EIR or the service provider, identified no significant impacts would result from this project.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE

- | | | | | |
|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| a) Does the project 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 rare or endangered plants or animals, or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Does the project 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) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Discussion of Impacts

- a) *Potentially Significant Unless Mitigation Incorporated* - Based on the analysis provided in this Initial Study, the project proponents and the City of Elk Grove, potential environmental impacts of the project could affect biological resources, water quality and storm drainage, but such impacts would be mitigated to less than significant levels through the incorporation of Mitigation Measures 1 -12. The project would not result in adverse impacts to any special-status wildlife species or to habitat supporting such species, provided that the recommended mitigation measures are incorporated into the project.
- b) *Less Than Significant Impact* - Based on the analysis provided in this Initial Study, and by the project proponents and the City of Elk Grove, the project would not result in any considerable effect relative to other current projects, or the effects of probable future projects.
- c) *Potentially Significant Unless Mitigation Incorporated* - Based on the analysis provided in this Initial Study and with the incorporation of mitigation measures MM 1 - 12, less than significant impacts on human beings, either directly or indirectly, would result from the proposed project.

REFERENCES:

1. City of Elk Grove General Plan, October 2003
2. City of Elk Grove General Plan Environmental Impact Report, August 2003
3. City of Elk Grove General Plan Background Report, November 2003
4. City of Elk Grove Zoning Code, July 2000
5. City of Elk Grove Triangle SPA, April 2004