

Project Title:	East Point Crossing, EG-03-411	
Lead Agency Name and Address:	City of Elk Grove Development Services - Planning 8400 Laguna Palms Way Elk Grove, CA 95758	
Project Location:	The project is located on the north west corner of the intersection of Elk Grove Blvd. and Bradshaw Rd. APN#127-0150-027.	
Project Sponsor's Name and Address:	Owner: East Crossing Pointe Fund K. Mark Nelson 12211 Pear Lane Wilton, CA 95693	Applicant: DeKleer and Associates Tom DeKleer 4757 J. Street Sacramento, Ca 95819
General Plan Designation(s):	Commercial	
Zoning:	AR-2 Agricultural-Residential Zone 2 Acres Min.	
Contact Person:	Nina Stevens	
Phone Number:	916-478-2218	
Date Prepared	January 31, 2006	

Project Description

The proposed project includes a Rezone from AR-2 (Residential-2 acre minimum lot size) to LC (Limited Commercial) and a Specific Plan Amendment to the East Elk Grove Plan from Residential to Commercial. It is a single parcel totaling 3.47 acres on the North West corner of Elk Grove Boulevard and Bradshaw Road (figure 1). The project also includes a Design Review of a three building retail plaza totaling 24,538 square feet. The plaza will be accessed from a driveway on Bradshaw Rd. and two driveways on Elk Grove Blvd. (Figure 2)

This site was part of a General Plan Amendment adopted January 5, 2005 which amended the General Plan designation from Estate Residential to Commercial. A Supplemental Environmental Impact Report (SEIR) to the City's General Plan was prepared and adopted by the Elk Grove City Council on January 5, 2005 (State Clearing House (SCH) #2002062082SCH). The SEIR analyzed potential adverse impacts of changing the General Plan land use designation of the project site to Commercial.

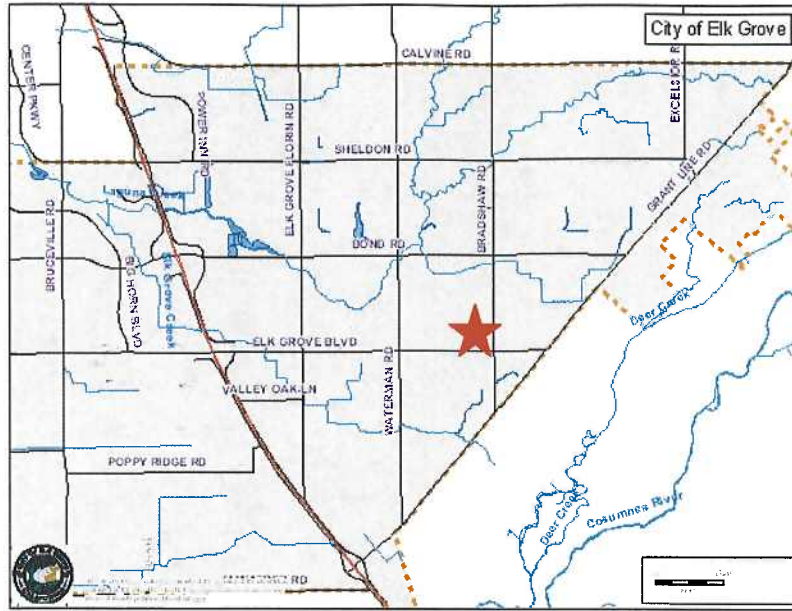


Figure 1. Project Location

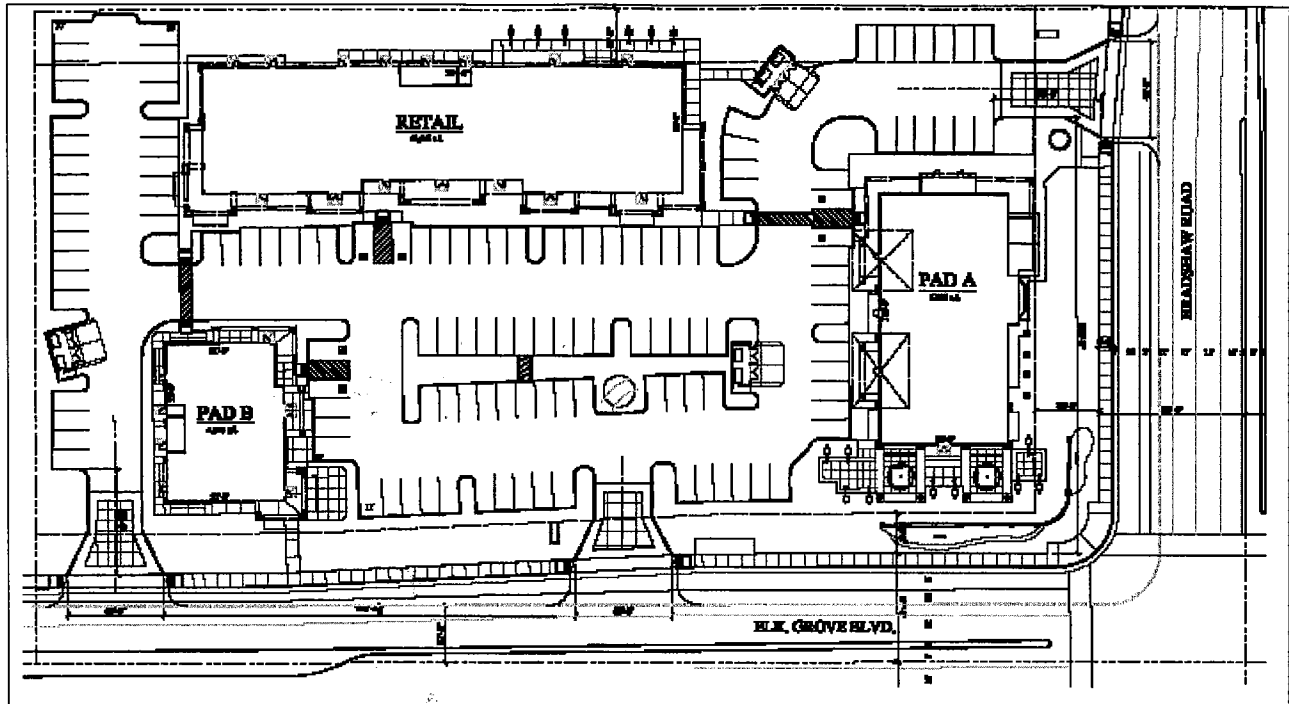


Figure 2. Site Plan

Environmental Setting and Surrounding Land Uses

The site is approximately 3.47 acres located on the North West corner of Elk Grove Blvd. and Bradshaw Rd., APN 127-0150-027 (Figure 1). The site is flat with minimal vegetation. There are two very small non-heritage trees and no shrubs on the site. There are no structures on the site. The site appears to have been used as agricultural in the past and a large portion of the site is covered with a black plastic sheeting to impede vegetation growth which is typical of berry farming. There is an existing water pump for irrigation located centrally on the site. There are no known underground structures, storage tanks, wells, pumps (Figure 3).

The site is surrounded by single family residences to the West and North, rural residential uses to the south, and vacant land to the east.



Figure 3. Project Site

Table 1. Existing Uses and Land Use Designations

	General Plan Designation	Zoning Designation	Existing Use
Project Site	Commercial	AR-2	Vacant
North	Estate Residential	AR-2	Single family residential
East	Rural Residential	Triangle SPA	Vacant land
South	Estate Residential	AG-80	Rural residential
West	Low Density Residential	RD-3	Single family residential

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

It is not anticipated that any other agencies will be using this document as part of their approval process.

Environmental Factors Potentially Affected:

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

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

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

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



Planner's Signature

Nina Stevens

Planner's Printed Name

January 31, 2006

Date

City of Elk Grove

Development Services - Planning

PURPOSE OF THIS INITIAL STUDY

This Initial Study has been prepared consistent with CEQA Guidelines Section 15063, to determine if the East Crossing Pointe, project 03-411, as proposed, may have a significant effect upon the environment. Based upon the findings contained within this report, the Initial Study will be used in support of the preparation of an Environmental Impact Report.

EVALUATION OF ENVIRONMENTAL IMPACTS

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

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

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

Discussion/Conclusion/Mitigation:

The proposed project site is currently a vacant parcel with no trees, rock outcroppings, or structures on the site. The site is surrounded to the north and west by single family residences and to the south by rural residential. The parcel across the street to the east is currently vacant.

a-b) No impact - There are no scenic vistas or any significant scenic resources in the project area that may be impacted by the project. Therefore, no impacts are expected.

c-d) Less Than Significant Impact - The proposed project is located in an area of Elk Grove that was traditionally rural and which is urbanizing. Development of the site as a commercial retail plaza will change the existing semi-rural character of the area. However, given the level of urbanization of the surrounding area, the impacts associated with the degradation of the existing area are considered less than significant.

This impact was discussed under Impact 4.7.1 in the SEIR for the General Plan Amendment. The City adopted Findings of Facts and Statement of Overriding Considerations For The Elk Grove General Plan Amendment Supplemental EIR (State Clearing House #2002062082) for impact

relating to light glare. The Rezone and Specific Plan Amendment proposed by this project will not further degrade the existing visual character or quality of the site beyond what was previously disclosed in the GPA SEIR. The proposed project will be subject to City standards to minimize the impact of light and glare. Therefore the impacts associated with light and glare are considered less than significant.

II. AGRICULTURAL RESOURCES

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

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

Discussion/Conclusion/Mitigation:

The projects site is 3.47 acres of vacant land historically used for agricultural purposes. The land has not been used for agricultural purposes in the recent past.

a-c) Less than Significant Impact: The proposed project site is designated as Farmland of Statewide Importance on the Department of Conservation Important Farmland Map. Conversion of agricultural land to non-agricultural uses is a potentially significant impact. The proposed project is located in the East Elk Grove Specific Plan area (EEGSP). An EIR for the EEGSP was certified by the County Board of Supervisors in 1995 (SCH #9412053). Impacts to agricultural lands were disclosed and analyzed in the EEGSP EIR and in the GPA SEIR. The rezone of the property to commercial does not create any impacts to agricultural lands beyond those analyzed in the EEGSP EIR and GPA EIR. Therefore the proposed project would have a less than significant impact on agricultural resources.

b) No Impact: The property is not under a Williamson Act contract and is not zoned for agricultural use. Therefore there would be no impact.

III. AIR QUALITY

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

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

Discussion/Conclusion/Mitigation:

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

Emissions sources subject to these rules are regulated through the SMAQMD's permitting process. Through this permitting process, the SMAQMD also monitors the amount of stationary emissions being generated and uses this information in developing new clean air plans. The proposed project would be subject to SMAQMD rules and regulations to reduce specific emissions and to

mitigate potential air quality impacts. Sacramento County is a known area of non-attainment for state and federal standards for ozone and particulate matter less than 10 microns in diameter (PM10). Implementation of the project would result in increases in both construction emissions and increases in reactive organic gases (ROG) and NOx, which are precursor components of ozone, and PM10.

This project involves the construction of a three building, 24,580 square foot general retail plaza. Air Quality impacts from the projects can be divided into three categories; the construction of the project, the daily operation of the retail businesses, and those associated with the traffic generated by the project.

a-e) Less Than Significant Impact. The operation of a general retail business operations are generally considered to not have a significant impact on air quality, as the impacts are limited to the use of heating and cooling equipment. Construction activities would involve equipment that emits exhaust fumes. The residents could be exposed to nuisance dust and heavy equipment emissions during construction. However, the duration of the exposure would be short and the exhaust dissipates rapidly.

In order to establish whether a specific project will have significant adverse impacts related to air quality, the SMAQMD has developed a document titled "SMAQMD Guide to Air Quality Assessment". This document contains thresholds of significance for air quality impacts. Table 2.2 of the guide lists project sizes above which further studies would be necessary to determine air quality impacts. Projects below the thresholds of table 2.2 are considered to have less than significant impacts to air quality. For commercial developments the screening threshold is 56,000 square feet. The proposed project size is 24,538 square feet. Therefore, in accordance with SMAQMD guidelines, no further analysis is required and the proposed project would have a less than significant impact on air quality.

IV. BIOLOGICAL RESOURCES	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Discussion/Conclusion/Mitigation:

This project involves the construction and operation of a retail plaza on 3.47 acres of currently undeveloped land partially surrounded by other undeveloped land.

a) Less than significant impact with Mitigation Incorporated 3- The project site is less than two miles from known Swainson's Hawk nest sites (Figure 4). The Swainson's Hawk is listed as threatened and endangered by the State of California. It is a migratory raptor which feeds primarily on small mammals, birds and insects. Nesting and foraging habitat loss due to residential and commercial development is currently the most significant threat to the remaining population.

As previously analyzed in the East Elk Grove Specific Plan EIR (pg. 286) the proposed project will have adverse effects on Swainson's Hawk foraging habitat. The City has adopted mitigation measures to reduce the impacts to Swainson's Hawk foraging habitat to a less than significant level. The applicant will be required to comply with these mitigation measures. Therefore, this impact, as mitigated, is considered less than significant.

b-f) No impact - This site has not been identified as sensitive natural habitat in any local or regional plans. The site does not include any wetlands. Therefore there would be no impact.

e) No impact - This project does not conflict with any local policies or ordinances protecting biological resources. Therefore there would be no impact.

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

Mitigation Measure 1 (Biological Resources)

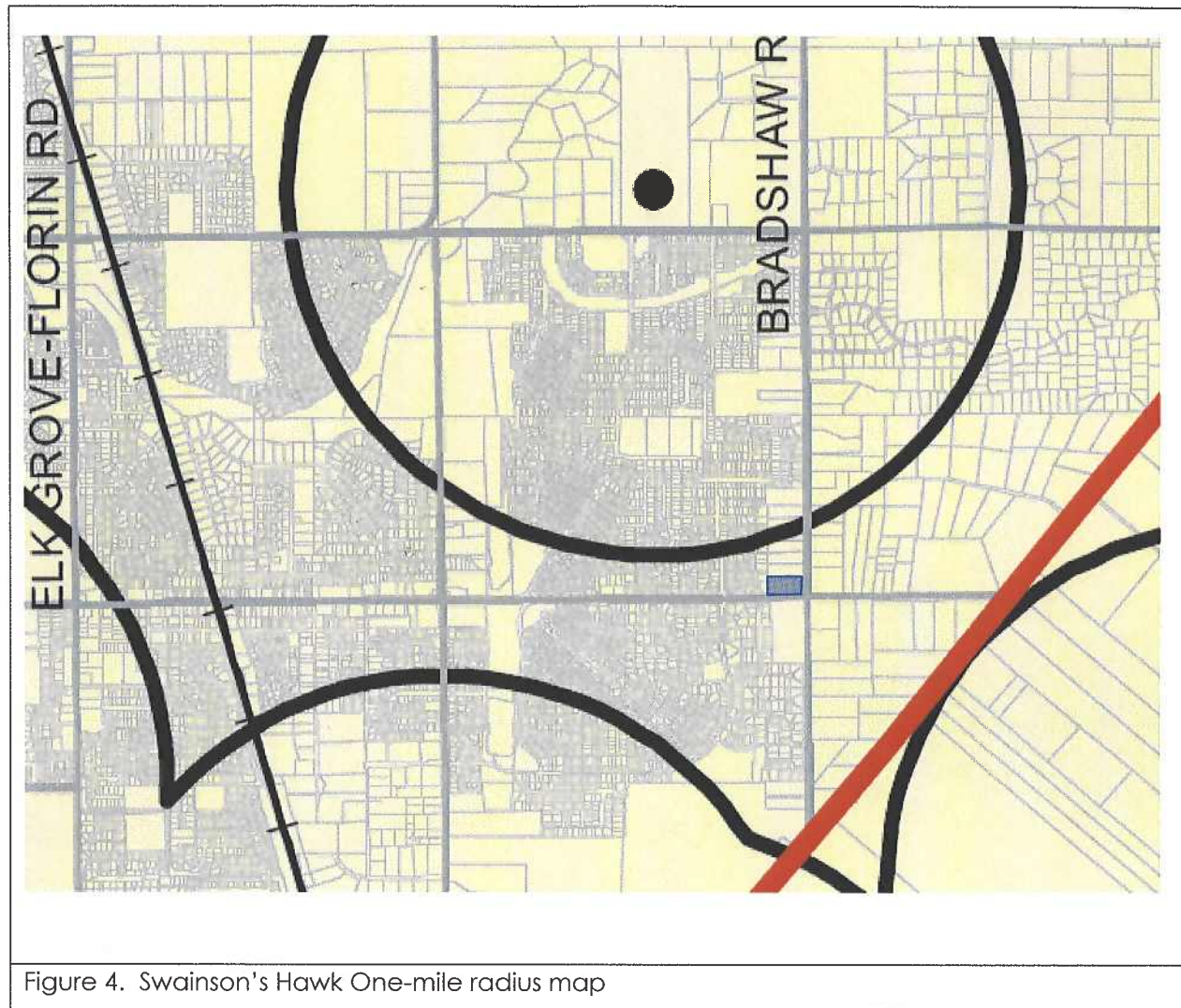
Prior to any site disturbance, such as clearing or grubbing, or the issuance of any permits for grading, building, or other site improvements, whichever occurs first, the project applicant shall:

- A.** 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.

Or

- B.** Purchase mitigation credits at a 1:1 ratio (one credit per each acre of habitat lost) at a Department of Fish and Game approved mitigation bank.



V. CULTURAL RESOURCES

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

V. CULTURAL RESOURCES

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

a-d) Less than significant impact – The project site is not located in an area of archaeological sensitivity and does not contain any known historical or cultural resources. Implementation of the proposed project would not create any new impacts to cultural resources beyond those previously discussed in the Elk Grove General Plan EIR and in the Elk Grove General Plan Amendment Supplemental EIR (SCH #2002062082). However the possibility exists that cultural or archeological resources may be discovered during site grading and construction. Compliance with the General Plan policies HR-1, HR-2, HR-3, HR-4 and HR-6 along with associated action items, which provide standards for the protection for historic resources, would minimize impacts to these resources to a less than significant level. Therefore impacts related to cultural resources are considered less than significant.

VI. GEOLOGY AND SOILS

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

VI. GEOLOGY AND SOILS	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
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 type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

a ii-iii,d) Less Than Significant Impact. The site does not lie on any known seismic fault and there are no geological features surrounding the site that would pose a landslide threat. Nevertheless, all buildings proposed for construction will be required to adhere to the applicable seismic standards of the Uniform Building Code. The risk of substantial soil erosion or loss of top soil is minimal because the parcel and the surrounding land are relatively flat. Commercial development projects are required to submit soils/geotechnical reports to ensure stable soils conditions and minimize impacts to structures from potential unstable soils present on the site. Therefore, adverse impacts related to ground shaking, earthquakes, and expansive soils are expected to be less than significant.

a i,iv, b, c, e) No Impact. The project site is a relatively flat parcel with no features that could create a risk due to landslides or substantial soil erosion. The proposed development has been reviewed and conditioned by the Sacramento County Sanitation District-1 for public sewer service. The project will be required to connect to the existing sewer line and no septic tanks will be required. Therefore, no adverse impacts related to soil erosion and landslides are expected.

VII. HAZARDS AND HAZARDOUS MATERIALS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

This project involves the construction and operation of a retail plaza. The Zoning Code would prohibit hazardous waste producing businesses to be operated on the site.

- a) **Less than Significant Impact.** The project will involve the transport, use or disposal of negligible amounts of hazardous materials associated with operations and maintenance of the retail plaza. Therefore, impacts associated with hazardous materials are considered less than significant.
- b) **Less Than Significant Impact.** Construction of the proposed project will involve the use of heavy equipment, which would use 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 to reduce noise, hazard and aesthetic impacts on the adjacent residential land uses. The proposed project would not, however, result in a significant risk of explosion or accidental release of hazardous substances because hazardous waste producing businesses would be prohibited from operating on site. Therefore, this would be considered a less than significant impact.
- c) **No Impact.** The project site is not located within one-quarter mile of an existing school. The closest school is about ½ mile north-west of the project site. Therefore, no impact would occur.
- d) **No Impact.** The project is not located on a site that is included on a list of hazardous materials sites compiled by the Sacramento County Environmental Department-Hazardous Materials pursuant to Government Code 65962.5. The proposed project would not expose people to existing sources of potential health hazards. Therefore, no impact would occur.
- e-f) **No Impact.** The project is not within two miles of a public airport or in the vicinity of a private airstrip. Therefore, no impact would occur.
- g) **No Impact.** The project would not interfere with any adopted emergency response or evacuation plans. Therefore, no impact would occur.
- h) **No Impact.** The project site is surrounded by residential development. There are no wildlands adjacent to the property. Therefore, the project would not expose people or structures at risk due to wildland fires. No impact would occur.

VIII. HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

VIII. HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (Source:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

a) No Impact. The project is required to comply with all applicable water quality and waste discharge standards. Therefore, no impact is expected.

b) Less Than Significant Impact. The project would require paving a large portion of the site which would change the drainage of the site, decreasing absorption rates and increasing runoff incrementally in the area. However, the impacts of the proposed project upon the groundwater decline in the project area are minor because it will not directly impact the production of any nearby wells. Connection to public water service will be required for the site.

No wells are proposed for the subject site. The site is not located in a recharge area as identified in the City's General Plan. Therefore, impacts to groundwater supplies will be less than significant.

c-f) Less Than Significant Impact. The project will not alter the course of any stream or river, although the drainage pattern of the site will be altered. The site will be graded in compliance with the requirements of the City of Elk Grove Public Works Department and not result in erosion or siltation impacts and flooding on- or off-site and ensure impacts are less than significant. The City's Development Services-Public Works staff did not identify any significant impacts to drainage patterns. Therefore, adverse impacts are expected to be less than significant.

g-j) No impact. The project is not located within a 100-year floodplain as designated by the Federal Emergency Management Agency or any other type of floodplain hazard area. The project is not located immediately up or down stream from a dam or levee. Storm drainage will flow to the existing detention basins to the south and then discharge into the existing City system. The project area is not located near any large bodies of water that would pose a seiche or tsunami hazard. Also, the project is not near any physical or geologic features that would pose a mudflow hazard. The surrounding property is developed with storm drainage infrastructure and is not anticipated to pose any risk of mudflow. Therefore, no impact is expected.

IX. LAND USE AND PLANNING

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

Discussion/Conclusion/Mitigation

- a) **No impact** - The proposed project would not physically divide an established community. There is an established single family residential community to the west and single family residences to the north and south. To the east is the Elk Grove Triangle Area, which calls for land use and development standards that retain the rural character of the area and allow for residential and some commercial development. Therefore, there would be no impact.
- b) **No impact** - The proposed rezone and Specific Plan Amendment are consistent with the General Plan. The rezone and amendment would be processed consistent with the procedures outlines in the East Elk Grove Specific Plan and in the Zoning Code. Therefore there would be no impact.

c) **No impact** - There is no applicable habitat conservation plan or natural community conservation plan, so there would be no impact.

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

Discussion/Conclusion/Mitigation:

a-b) **No impact** - No important mineral resources are known to occur on the site, and the site is not designated as an important mineral resource recovery site. Therefore the project will not have any adverse impacts to mineral resources.

XI. NOISE	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

XI. NOISE

Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

This project is a general retail plaza located at the intersection of Elk Grove Blvd. and Bradshaw Rd. Noise associated with this project would be during construction of the project and during the day-to-day operation of the retail plaza.

a-d) Less than significant Impact – The proposed project is a retail plaza which is not considered a noise sensitive land use and for which the City's General Plan does not establish a noise threshold. Therefore, it is expected that the noise exposure within the plaza would be less than significant. The future uses in the plaza will have to comply with noise performance standards of the City's Noise Ordinance, which are aimed at reducing/avoiding excessive noise to protect noise-sensitive land uses. Therefore noise impacts from this project are expected to be less than significant.

e-f) No impact - The project is located within two miles of a public use airport, but it is located outside of the 60 db of the Community Noise Exposure Level, as described in the East Elk Grove Specific Plan EIR (pg 253a). It is not within the vicinity of a private airstrip. Therefore, no impact would occur.

XII. POPULATION AND HOUSING

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

XII. POPULATION AND HOUSING

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

a-c) No impact - The project does not involve the construction of housing and does not remove any existing housing. The proposed retail plaza would provide for more employment opportunities within the City. There are no additional impact from this project that were not addressed in the EIR for the General Plan Amendment (SCH #2002062082). Therefore, the project will have no impacts related to population and housing.

XIII. PUBLIC SERVICES

Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

a-b) Less Than Significant Impact – The Community Services District Fire Department and the City of Elk Grove Police Department have reviewed the project and have not identified any concerns related to the project. Implementation of the proposed project would not create any new impacts public services beyond those previously discussed in the Elk Grove General Plan EIR and in the Elk Grove General Plan Amendment Supplemental EIR (SCH #2002062082). Therefore, the project will have a less than significant impact.

c-d) **No impact** - The project does not add any additional housing and does not increase the population. Therefore there would be no impact.

e) **No impact** - The project has been circulated to agencies and departments providing services to the area and no adverse impacts have been identified.

XIV. RECREATION

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

Discussion/Conclusion/Mitigation:

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

XV. TRANSPORTATION/TRAFFIC

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XV. TRANSPORTATION/TRAFFIC

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

The proposed project is a three building general retail plaza. It will be accessed from a driveway on Bradshaw Rd. and two driveways on Elk Grove Blvd. Adequate parking, per the Zoning Code, has been provided on-site (Figure 2).

a-b) Less than Significant – The Public Works Department reviewed the proposed project and did not identify any significant impacts related to transportation and traffic. The proposed retail project is consistent with the General Plan Commercial designation. The City has established a Level Of Service (LOS) threshold requiring that roadways operate at a minimum level of LOS "D" (on a scale of A-F) during AM and PM hours. Peak Hour Volume/Capacity was analyzed in the General Plan Amendment EIR (SCH #2002062082). The LOS on Elk Grove Blvd between Waterman and Grant Line under the General Plan Amendment is "A" in both directions in AM and PM. The LOS on Bradshaw between Bond and Grant Line is "A" northbound and "C" southbound during AM hours. The LOS on Bradshaw between Bond and Grant Line is "A" southbound and "C" northbound during PM hours. These are within the City threshold and therefore there is a less than significant impact.

c) No impact – The project does not include the construction of any feature that would result in a change in air traffic patterns.

d-e) Less than Significant Impact – The project has been reviewed by Public Works and will provide adequate driveways to eliminate hazards. The project will be required to comply with the requirements of the CSD Fire Department for circulation design. Therefore, the project would not result in inadequate emergency access and adverse impacts will be less than significant.

f-g) No Impact - The proposed project meets the parking standards established in the Zoning Code and complies with policies supporting alternative transportation. Therefore there should be no impact.

XVI. UTILITIES AND SERVICE SYSTEMS

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

Discussion/Conclusion/Mitigation:

a-g) **No impact** – The proposed project will be served by existing utilities and service systems. No modification to these will be required by the project. There are no additional impact from this project that were not addressed in the EIR for the General Plan Amendment. Therefore, the proposed project will have no impact.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE

NOTE: If there are significant environmental impacts which cannot be mitigated and no feasible project alternatives are available, then complete the mandatory findings of significance and

attach to this initial study as an appendix. This is the first step for starting the environmental impact report (EIR) process.

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

Discussion/Conclusion/Mitigation:

- a) **Less Than Significant With Mitigation Incorporated.** This Initial Study found that the proposed project could result in a potentially adverse impact to migratory wildlife including Swainson's hawk, a listed threatened species under the California Endangered Species Act. However, based on the analysis and mitigation provided in this Initial Study, potential environmental impacts of the project would be mitigated to less than significant levels. Mitigation measures will be imposed on the project that will reduce impacts to Swainson's hawk to a less than significant level. The proposed project may temporarily impact the area by construction-related air quality, noise and traffic impacts. However, by implementing basic regulatory requirements, and project conditions of approval, these impacts are effectively reduced to a less than significant or not impact level.
- b) **Less than Significant Impact.** The Elk Grove General Plan and General Plan EIR identified the project site as being developed for Commercial uses. The project is consistent with the City's General Plan and would not create any impacts that would be cumulatively considerable. All project impacts have been reduced by adherence to basic regulatory requirements or conditions of approval incorporated into the project design.
- c) **Less than Significant Impact.** Based on the analysis provided in this Initial Study, less than significant impacts to human beings would result from the proposed project. The project as proposed would not have substantial adverse effects on human beings, either directly or

indirectly. This environmental document has analyzed the project and mitigated impacts to less than significant.

REFERENCES

1. City of Elk Grove General Plan. Elk Grove, CA. 2003.
2. City of Elk Grove General Plan Amendment Supplemental Environmental Impact Report. Elk Grove, CA October 2004
3. City of Elk Grove General Plan Background Report. City of Elk Grove. November 2003
4. East Elk Grove Specific Plan. Sacramento County Planning Department. February 1996.
5. SMAQMD Guide to Air Quality Assessment