



Project Title: Elk Grove Boulevard and Bradshaw Road Parcel Map EG 06-1016

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

Project Location: Northeast Corner of Elk Grove Boulevard and Bradshaw Road

Project Sponsor's Name and Address: Paul Bianchi 2130 March Rd.
Roseville, CA 95816

General Plan Designation(s): Elk Grove Triangle Policy Area

Zoning: RD-1

Contact Person: Jeff Garrigues

Phone Number: (916) 478-3666

Date Prepared August 2, 2007

Project Description

The project consists of a Tentative Parcel Map to divide one 5.38-acre parcel into three lots. No development is currently proposed as part of this project. However, following approval of a final parcel map the applicant can subsequently pursue building permit approval to develop 3 residential parcels with one single-family home per parcel.

Environmental Setting and Surrounding Land Uses

The subject property is located at the northeast corner of the Elk Grove Boulevard and Bradshaw Road intersection within the southwest boundary of the Elk Grove Triangle Special Planning Area (SPA). The objectives of the Triangle SPA are to establish appropriate land use and development standards that encourage orderly development and ensure provision of adequate public services while retaining the rural character of the Triangle SPA (Triangle SPA, 2004). The project site is residentially zoned parcel that is currently vacant and not used for agricultural uses. The project site has a mowed meadow on the western two-thirds of the parcel. The eastern third consists of mowed meadow mixed with native and non-native trees. The entire area surrounding the project site is zoned for non-agricultural uses. The property is surrounded to the north and east by Agricultural/Residential uses. To the south across Elk Grove Boulevard is a commercial property currently used as a veterinary hospital and an adjacent agricultural/residential parcel. A vacant commercially-zoned parcel and agricultural/residential property exist to the West across Bradshaw Road.

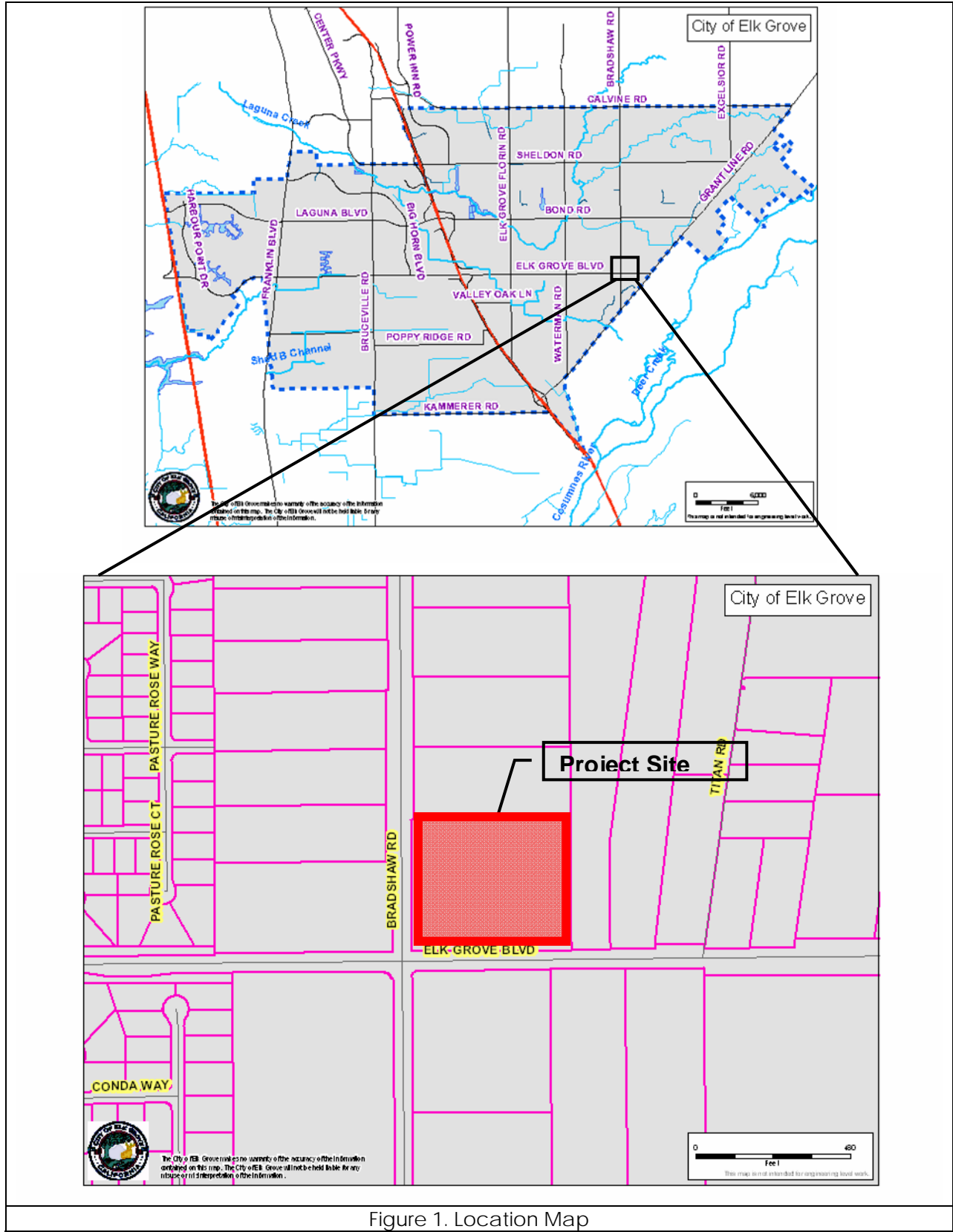


Figure 1. Location Map

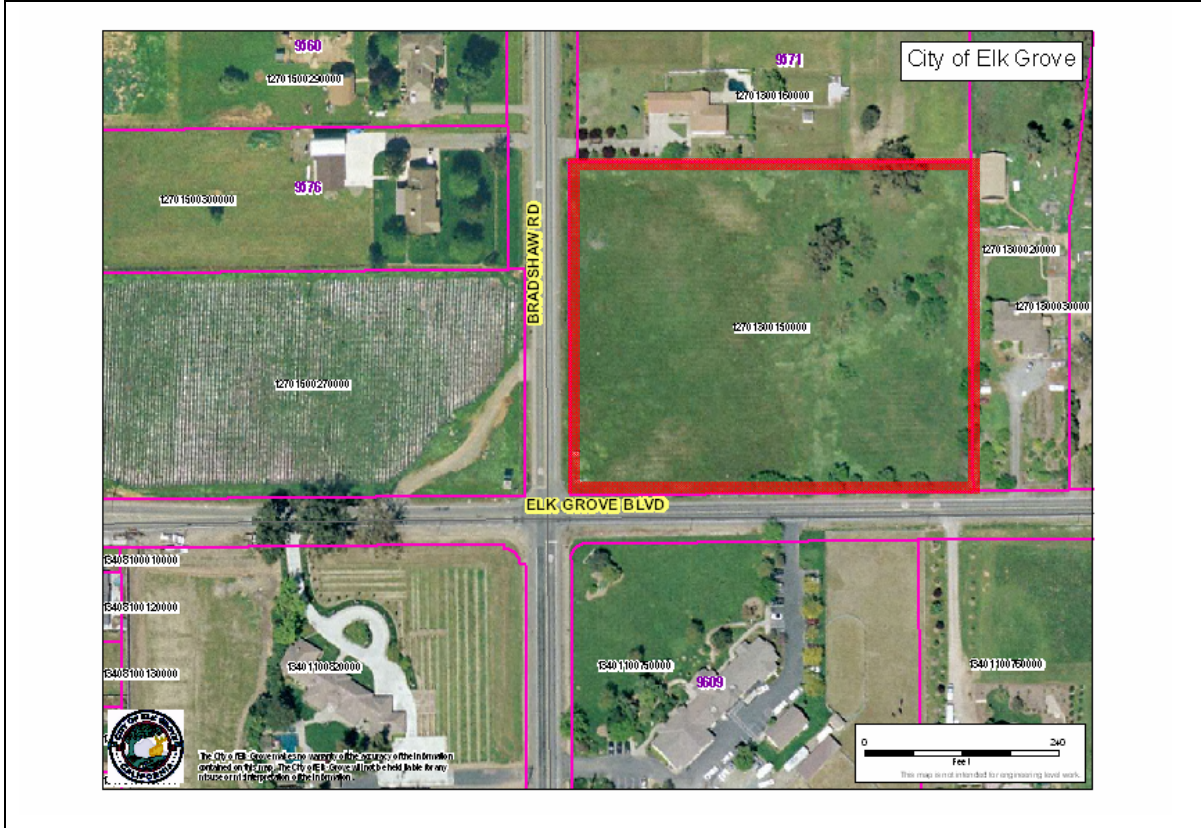


Figure 2. Aerial View, 2004

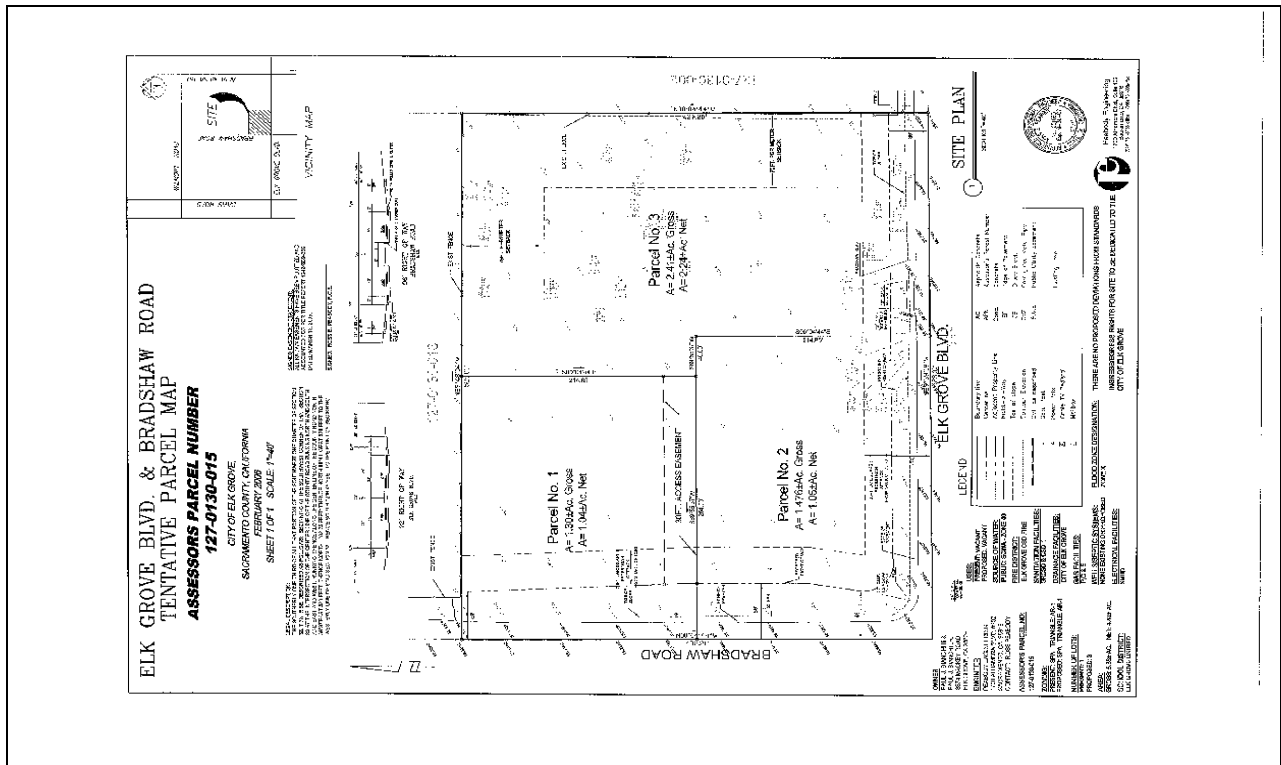


Figure 3. Tentative Parcel Map

Environmental Factors Potentially Affected:

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

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

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

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

INITIAL STUDY/NEGATIVE DECLARATION

Planner's Signature

Date

Jeff Garrigues
Planner's Printed Name

City of Elk Grove
Development Services - Planning

PURPOSE OF THIS INITIAL STUDY

This Initial Study has been prepared consistent with CEQA Guidelines Section 15063, to determine if the Elk Grove Boulevard and Bradshaw Road Parcel Map project, as proposed, may have a significant effect upon the environment.

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.

MITIGATED NEGATIVE DECLARATION/INITIAL STUDY CHECKLIST

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 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 that 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 project site is located in an area that is primarily rural residential and limited agricultural. The project site is comprised of a 5.38-acre parcel of land that may have been used for grazing and hay production in the past. Currently the property is mowed for maintenance and fire suppression reasons only. 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.

- a) **No 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 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 eastern portion of Elk Grove, which is characterized as rural residential and limited agriculture. No development is currently proposed as part of the project. Subsequent residential development of the 3 new parcels is required to comply with the development standards of the Triangle SPA, with the objective of retaining the rural appearance of the area. Therefore, the project would not substantially degrade the existing visual character or quality of the site and its surroundings.
- d) **Less than Significant Impact** - The Elk Grove Triangle Special Planning Area allows this parcel to be developed with single family homes at a density of one dwelling unit per acre of land. This will most likely result in the development of three single family homes. Lighting for three single family homes and accessory structure will not produce a substantial amount of light and glare. Therefore the new amount of light and glare produced when this project is fully developed will not adversely affect day or nighttime views in the area.

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:

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Involve other changes in the existing environment, which due to their location or nature, could result in conversion of Farmland to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion/Conclusion/Mitigation:

The project site is comprised of a 5.38-acre parcel of land that may have been used for grazing and hay production in the past. Currently the property is mowed for maintenance and fire suppression reasons only. 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).

- a) **No impact** - Soils on the site consist primarily of San Joaquin complex (0 to 1 percent slope). The current NRCS Farmland Mapping and Monitoring Program (2004) designate the site as 'Other Lands'. Given this designation no loss of farmland to non-agricultural uses will occur due to this project. Therefore no impact will result.
- b) **No Impact** - The project site is zoned for residential uses, and is not subject to a Williamson Act contract. The project would not conflict with existing zoning for agricultural uses.
- c) **No Impact** - The project site does not contain agricultural lands. While properties to south of Elk Grove Boulevard are designated as lands of Local Importance' the project will have no impact on the ability of those properties to remain as agricultural uses. Additionally, the entire area surrounding the project site is already zoned for non-agricultural uses. Therefore, no impact will result.

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:

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|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 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"/> |

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 for 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.

- a) ***Less Than Significant Impact*** – Currently the proposed project does not include residential development, but could result with the development of 3 residential lots. 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 SMAQMD has established thresholds of significance for construction and operational emissions of ROG and NO_x (SMAQMD’s Guide to Air Quality Assessment, 2004). Single family residential developments a minimum of 25 units are identified as projects that potentially could exceed emission threshold of 65 pounds per day. The project could result in the development of 3 residential units. Construction and operation of these new residences 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. Additionally landscape trees are required for all residential development, which will benefit the air quality of the area. Implementation of dust control measures during construction and planting of landscape trees when residences are developed is consistent with the goals of the General Plan to limit construction emissions and dust, and improve air quality in the area.
- 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. Neighboring properties would be impacted by substantial increases of particulate matter and ozone precursors in the area. Best method practices would be required during each construction phase of the project and SMAQMD District Rule 403 – Fugitive Dust, would apply during construction. The benefits of these measures are consistent with the goals of the General Plans Conservation and Air Quality Element, and will minimize 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands, as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal wetlands, etc.), through direct removal, filling, hydrological interruption or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

A biological resource assessment was prepared by the City of Elk Grove that describes on-site vegetation communities, identifies potentially jurisdictional waters of the U.S., and assesses the potential for occurrence of special status plant and wildlife species. Methods used in preparation of the biological resource assessment involve researching information available from the California Natural Diversity Database, U.S. Fish and Wildlife Service, California Native Plant Society, and City of Elk Grove General Plan to determine if any special status plant or animal species have been previously documented within or near the project site. In addition to this research a field study was conducted on March 30, 2007 by a City of Elk Grove biologist. The field survey was conducted by walking meandering transects through the project site while

focusing on areas that could potentially support special status species. The general conclusion of the biological resource assessment is that the project site is host to a number of different avian species and provides habitat suitable for special status bird species.

- a) ***Potentially Significant Unless Mitigation Incorporated*** – The project site contains trees and grasslands that provide suitable nesting and foraging habitat for special-status bird species. These species include the Cooper’s hawk, Ferruginous hawk, Swainson’s hawk, Northern harrier, White-tailed kite, Loggerhead shrike, and Purple martin. Also, an active Killdeer nest was discovered in the drainage ditch near the western boundary of the project site. Implementation of the project will result in disturbance of trees and grassland areas. Loss of this habitat is considered a direct impact on special status species. Therefore the project could have a potentially significant impact on special status species unless mitigation is incorporated. The following proposed mitigation measures will reduce the potential impacts to a less than significant level:

Mitigation Measure No. 1:

If construction is expected to occur during the typical nesting season (February-August), the applicant shall retain a qualified biologist to perform a pre-construction nest survey in order to determine if any active raptor or migratory bird nests occur within the project site. The survey shall be conducted no more than 30 days prior to ground disturbance at the site.

If there is any lapse in construction activities, and construction resumes during the nesting season, new surveys shall be conducted within 30 days of the re-initiation of construction activities.

If nesting birds are found, a buffer shall be established around the active nest in which project activity ingress will be prohibited, thus ensuring nesting species are avoided and allowed to complete their nesting cycle. Exclusionary fencing will be established outside the proposed project footprint to prohibit project activity ingress. All required buffers shall be shown on construction plans. If construction activities are proposed to occur during non-breeding season (September-January), a survey is not required and no further studies are necessary.

If nesting trees are to be removed and are removed prior to the nesting season, no further mitigation is required.

Timing/Implementation: Prior to any site disturbance.

Enforcement/Monitoring: City of Elk Grove Planning Department, and California Department of Fish and Game.

Vacant land 5.0 acres or larger with suitable vegetation types is considered Swainson’s hawk foraging habitat (California Department of Fish and Game, 1994). The project site is over 5.0 acres and contains grasslands that would support prey for the Swainson’s hawk. Development of the project site will have an adverse effect on Swainson’s hawk foraging habitat and thus, could have a potentially significant impact on the special status species unless mitigation measures are incorporated. The following mitigation measure will reduce the potential impacts to a less than significant level:

Mitigation Measure No. 2:

Prior to approval of Final Map, the project applicant shall:

- Preserve 1.0 acre of similar habitat for each acre lost (5.38 acres). This land shall be protected through a fee title or conservation easement acceptable to the CDFG and the City of Elk Grove as set forth In Chapter 16.130.040(a) of the City of Elk Grove Municipal Code as such may be amended from time to time and to the extent that said Chapter remains in effect. **OR**
- Submit payment of Swainson’s hawk impact mitigation fee per acre of habitat impacted (payment shall be at a 1:1 ratio) to the City of Elk Grove in the amount set forth in Chapter 16.130 of the City of Elk Grove Code as such may be amended from time to time and to the extent that said chapter remains in effect. **OR**
- Submit proof that mitigation credits for 5.38 acres of Swainson’s hawk foraging habitat have been purchased at a California Department of Fish and Game approved mitigation bank..

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

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

- b) **No Impact** – There are no riparian habitats or other sensitive natural community identified at the project site.
- c) **Less Than Significant Impact** - *The proposed project contains roadside drainage ditches which run the length of the project site along Bradshaw Road and Elk Grove Boulevard. These ditches are typically considered “other waters of the U.S.” and are features which the Army Corps of Engineers has asserted jurisdiction over. Ground disturbance around these ditches could result in a potentially significant impact on areas that may be considered jurisdictional. However, these features are not marshes, vernal pools or wetlands. In addition, the proposed parcel map does not involve any ground disturbance activity. If the drainage ditches are part of the City’s drainage system, any development that would impact the ditches would require measures to ensure that the drainage pattern is not altered. Given that the City does not regulate development in Clean Water Act Section 404 jurisdictional features, it will be the applicant or future developer of the site to obtain the necessary approvals from the Army Corps of Engineers. Therefore, this impact is considered less than significant.*
- d) **Less than Significant Impact** – The project site is not part of a wildlife corridor and will not substantially interfere with the migration/movement of native wildlife species, resulting in a less than significant impact.
- e) **Less than Significant Impact** – The City of Elk Grove Tree Preservation and Protection Ordinance (Municipal Code Chapter 19.12) protects all native oak trees with a single trunk diameter of 6 inches when measured 4.5 feet above grade. The Tree Ordinance

also protects landmark trees, which are defined as prominent or stately trees. The project biological resource assessment identifies one valley oak with a trunk diameter of 10 inches measured 4.5 feet above grade and other trees at the project site that may qualify as landmark trees. At this point in time staff has not received improvement plans that indicate the amount of construction activities at the project site that may potentially impact existing mature trees. Grading and site improvement plans are reviewed by City staff upon submittal. Standard conditions of approval will be imposed on these plans if construction in the vicinity of protected trees or the removal of protected trees is proposed. These conditions, require that protective fencing be placed to protect the trunk and dripline of protected trees and also require mitigation for the loss of any protected tree at a 1:1 ratio of inches of the diameter at 4.5 feet height of the lost tree or trees. Therefore, this impact is considered less than significant.

- 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
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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"/>

Discussion/Conclusion/Mitigation:

The project site is located at the northeast corner of the intersection of Elk Grove Boulevard and Bradshaw Road. The western portion of the site has been used for agriculture in the past, 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.

The Historic Resources Element of the City of Elk Grove General Plan requires the following conditions for any discretionary project located in an area that does not have a significant potential for containing archaeological or paleontological resources: "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.

- 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:
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- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 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"/> |

MITIGATED NEGATIVE DECLARATION/INITIAL STUDY CHECKLIST

	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 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:

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.

The City's Building and Construction Ordinance (Title 16 Chapter 16.44 of the City Code) establishes administrative procedures, minimum standards 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, minimize the degradation of the water quality of water courses, and prevent 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.

- 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 Grading and Erosion Control Ordinance which is designed to reduce potential adverse impacts related to soil erosion. Therefore this impact is considered less than significant.
 - c) ***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.
 - d) ***Less Than Significant Impact*** – The main soil types found in Elk Grove have a high shrink-swell capacity. These expansive soils present significant risk to buildings structural integrity. While this risk exists the application of the uniform Building code to the construction of all structures on the property reduces this risk. 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 Sacramento County Regional Water Division and the Sacramento County Sanitation District – Division 1.

MITIGATED NEGATIVE DECLARATION/INITIAL STUDY CHECKLIST

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

Discussion/Conclusion/Mitigation:

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.

- a) ***Less Than Significant Impact*** – Development of the site is not currently proposed as part of the project. Subsequent development of 3 single family residences 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*** – Future development of the parcels created by 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 schools to the project site are the Edna Batey Elementary School (0.5 mile), the Phoenix School (0.5 mile) and the Pleasant Grove High School (1 mile), 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) ***Less than Significant Impact*** – The project site is within two miles Elk Grove Airport/Sunset Sky Ranch public use airport. The site is, however, outside all Safety Zones and therefore the impact would be considered less than significant.
- f) ***Less than Significant 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.

MITIGATED NEGATIVE DECLARATION/INITIAL STUDY CHECKLIST

	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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<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"/>

Discussion/Conclusion/Mitigation:

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, including construction activities that could cause impacts to surface waters and groundwater in the vicinity of any development project. 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 Environmental Protection Agency. 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 renewable 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.

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

- b) ***Less Than Significant Impact*** – The project will eventually involve 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-e) ***Less Than Significant Impact*** – Implementation of the project will not substantially alter existing drainage patterns at the site. Future development of the created lots will require NPDES permits, as administered through the City’s Public Works department. The project will be required to utilize best management practices and establish a Storm Water Pollution Prevention Plan (SWPPP) to limit the impact of settlement during storm water runoff. Additionally, the development would be required to comply with the City’s drainage and erosion control/grading ordinance(s), to reduce sedimentation and water quality impacts associated with construction of the site. With these standard practices applied, the impact is considered less than significant.
- f) ***Less Than Significant Impact*** - The development of three single family homes and associated improvements is relatively small when compared to larger subdivisions that could potentially impact water quality. The development will be required to submit a drainage plan mitigates any degradation of water quality in the resulting runoff. There impacts leading to degradation of overall water quality will be less that significant.
- g) ***Less Than Significant Impact*** – The project proposes the development of 3 single-family residences, which are not within a 100-year flood hazard area as mapped on federal (FEMA) Flood Hazard Boundary.
- h) ***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.
- i) ***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.
- j) ***No Impact*** – No inundation by seiche, tsunami or mudflow would result as a consequence of the proposed project. Therefore, no impacts would result.

MITIGATED NEGATIVE DECLARATION/INITIAL STUDY CHECKLIST

	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 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) **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) **No 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.

MITIGATED NEGATIVE DECLARATION/INITIAL STUDY CHECKLIST

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/Conclusion/Mitigation:

a and b) *No Impact* - No significant mineral resources have been identified on the project. Nor are there significant mineral resources identified in the General Plan or other land use plans relative to the project site.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan 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"/>

Discussion/Conclusion/Mitigation:

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 Bradshaw Road, both of which are planned to be expanded in the future. Elk Grove Boulevard will be widened to a four-lane arterial street, and Bradshaw Road is also projected to be a six-lane arterial. A project specific environmental noise assessment was prepared for this project by William Winegar of Bollard Acoustical Consultants. The report includes measurements of existing noise levels near Bradshaw Road and Elk Grove Blvd. The measurements were taken approximately 100-feet from the existing right of ways. The existing ambient noise exposure measured along Bradshaw Road is 57 dB Leq. Mr. Winegar estimates future traffic volumes will increase noise levels 5 dB. The existing ambient noise exposure measured along Elk Grove Boulevard is 55 dB Leq, with an estimated increase of 5 dB when considering future traffic volumes. Bradshaw Road and Elk Grove Boulevard are designated for significant road widening in the Cities General Plan. The parcel map includes right of way dedications to accommodate road widening of Bradshaw Road (6-lane thoroughway) and Elk Grove Boulevard (4-lane arterial). The noise analysis does not indicate if estimated traffic noise increases take into account future road widening and the resulting increase in traffic. The noise assessment also indicates residential interior noise levels can be mitigated to an acceptable level by standard construction practices that comply with building codes. The guiding goal in the Noise Element of the General Plan is to insure a high quality of life for all residents. Analysis of noise impacts on existing and future residents is conducted with this goal in mind.

- a) ***Potentially Significant Unless Mitigation Incorporated*** – At this time the project does not include residential development at the site. However if approved the 3 residential lots will be developed with single family residences in the future. The project site is located adjacent to Elk Grove Boulevard and Bradshaw Road. The noise assessment indicates existing noise levels are at an acceptable level, and estimated noise increases will either be at an acceptable level, or at least maintain levels low enough for outdoor areas to be mitigated by the placement of the new homes and yards. The noise assessment does not include documentation to indicate if the estimated increase in noise levels takes into account the planned road widening of Elk Grove Boulevard and Bradshaw Road. Therefore potential noise impacts are not adequately addressed by the project specific noise assessment, resulting in a potentially significant impact. The following proposed mitigation measure will reduce the potential impact to a less than significant level:

Mitigation Measure No. 3:

Prior to submitting applications for building permits the applicant shall provide verification that the outdoor activity areas of the proposed homes will not be located in areas that exceed 60 dB, or 65 dB with the application of the best available noise reduction measures.

Timing/Implementation: Prior to application for building permits

Enforcement/Monitoring: City of Elk Grove Development Services – Planning Department

- 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, these impacts are temporary and will be mitigated by standard construction practices 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
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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/Conclusion/Mitigation:

- a) ***Less than Significant Impact*** - The project would result in the creation of three parcels for single-family residential development. However, the density of development is permitted by the Elk Grove Triangle SPA and will not induce substantial growth in the area.

- b) ***Less than Significant Impact*** - The project site is currently vacant. The project would not displace any 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"/> |

Discussion/Conclusion/Mitigation:

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 City of Elk Grove Police Department provides service to the area. The Police Department's goal is to maintain an average response time for Priority One service calls of five minutes or less. 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. Middle School would attend Katherine Albiani Middle School and High School students would attend Pleasant Grove High School. 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	2
Katherine Albiani Middle School (7-8)	0.1084	1
Pleasant Grove High School (9-12)	0.2100	1
Total (K-12)	0.7643	4

Source: EGUSD

Based on these requirements, a total of 4 students would be generated by this project.

The Elk Grove Community Services Department (CSD) maintains and operates parks, open space and other recreational facilities within the City limits. The CSD maintains a ratio of parkland to population of 5.0 acres per thousand persons. Applying this standard to 3 single family residences (3.07 persons per household), a total of .04605 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.

- 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 and Mello-Roos taxes which will 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 in 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

- 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 3 residential dwellings would result in 10 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 0.04605 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) ***No Impact*** - The Parks, Trails and Open Space Element of the City's General Plan does not identify any trails or recreational facilities for the area.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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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"/>

Discussion/Conclusion/Mitigation:

The project site is located on the north side of Elk Grove Boulevard, which is designated as a four-lane arterial roadway, on the east side of Bradshaw Road which is designated as a six-lane arterial. 3 residential units would generate approximately 6.75 vehicle trips during a 24-hour period, which would not significantly change the Levels of Service on these roadways.

- 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. As designed, there will be one

point of access provided by a 30 feet access lane off of Bradshaw Road. This significantly reduces vehicle hazards related to the project to a less than significant level.

- e) ***Less Than Significant Impact*** – Access to the proposed lots would be provided from Bradshaw Road, which will provide sufficient emergency vehicle access.
- f) ***Less Than Significant Impact*** - The project would comply with parking standards established in the Zoning Code. 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"/>

Discussion/Conclusion/Mitigation:

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.

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. Compliance with the requirements of CSD-1 and the CRWQCB would ensure that impacts are less than significant

c) *Less than Significant Impact*. Residential development of the project site would incrementally increase storm water runoff in the project vicinity, however, drainage improvements and compliance with erosion prevention measures 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. 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/Conclusion/Mitigation:

- 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 1-6. 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** – The proposed project is consistent with the development density established in the City of Elk Grove General Plan. An Environmental Impact Report (EIR) analyzing the effects, including cumulative effects, of the City’s General Plan was certified by the City Council in 2003. Based on the analysis provided in this Initial Study, and by the project proponents and the City of Elk Grove General Plan EIR, the project’s cumulative effects are considered less than significant.
- c) **Potentially Significant Unless Mitigation Incorporated** - Based on the analysis provided in this Initial Study and with the incorporation of mitigation measures MM 1-6 and conditions of approval, 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
6. City of Elk Grove Tree Preservation and Protection Ordinance (Municipal Code Chapter 19.12)
7. Elk Grove Boulevard/Bradshaw Road Property Biological Resource Assessment, City of Elk Grove, April 2007
8. Environmental Noise Assessment for Bianchi Lot Split, William Winegar – Bollard Acoustical Consultants, May 2007
9. Guide to Air Quality Assessment in Sacramento County, SMAQMD 2004