



MITIGATED NEGATIVE DECLARATION/INITIAL ENVIRONMENTAL STUDY

Project Title: Elk Grove Distribution Center (EG-07-056)

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

Project Location: Corner of Hampton Oak Drive and Iron Rock Way; APN: 134-0670-013-000 and 134-0640-045-000.

Project Sponsor's Name and Address: Owner: Century Vision Developers
1001 Enterprise Way, #250
Roseville, CA 95678

Applicant: Borges Architectural Group
1508 Eureka Road #150
Roseville, CA 95661

General Plan Designation(s): Light Industry

Zoning: M-1

Contact Person: Gerald Park

Phone Number: (916) 478-3671

Date Prepared: September 2007

Project Description

The proposed project would include the development of 4 separate office/warehouse buildings totaling 144,502 square feet on a site that is approximately 9.25 acres in size. The proposed project would provide approximately 191 parking spaces and would be served by public water and sewer. See **Figure 1** for location of the project site and **Figure 2** for a Site Plan of the proposed project.

Environmental Setting and Surrounding Land Uses

The site is a vacant property, generally level with little vegetation and contains no trees. Vegetation on the site is composed of annual grasses and forbs. The site is bordered by residential uses to the north, a park to the west, industrial uses to the south, and the Union Pacific Railroad tracks and vacant land to the east.

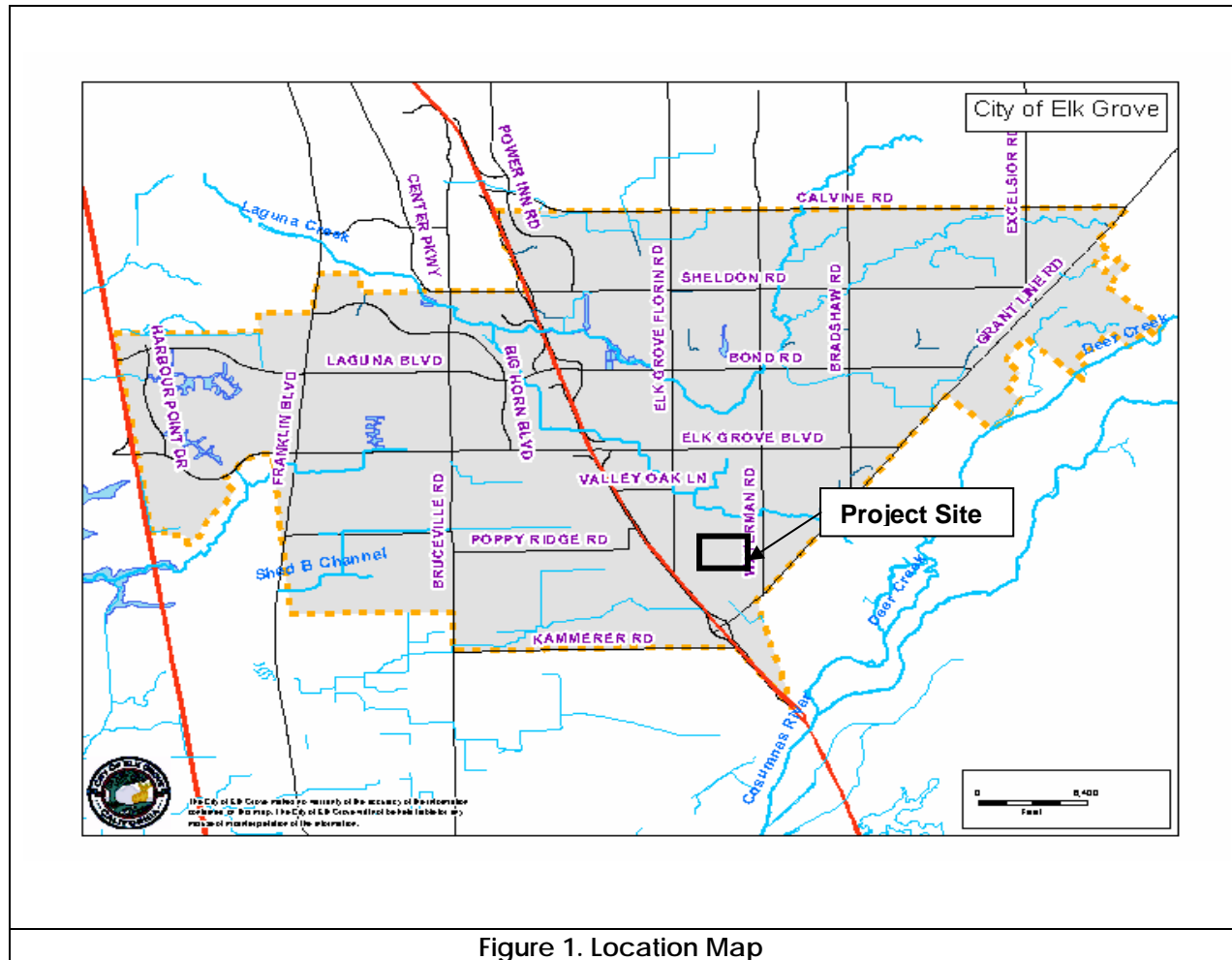


Figure 1. Location Map

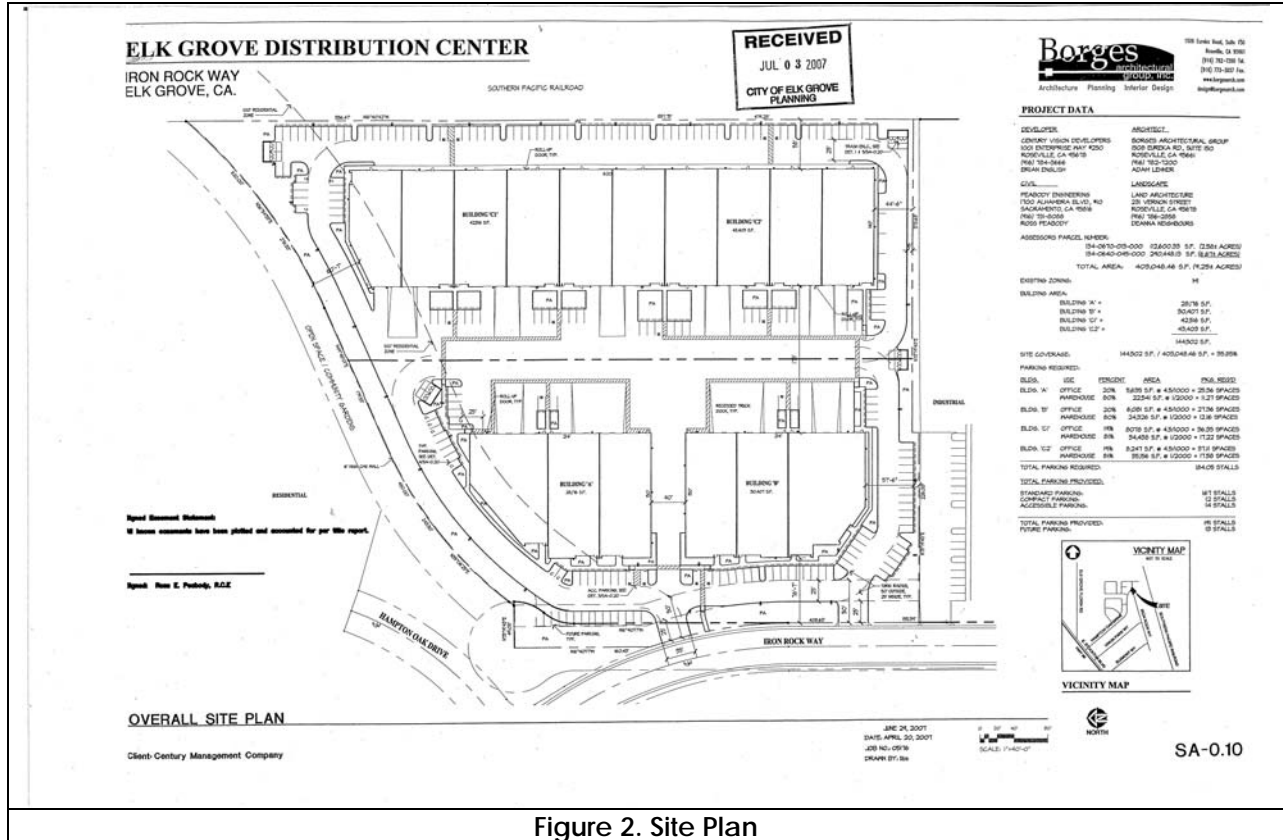


Figure 2. Site Plan

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

Regional Water Quality Control Board

Environmental Factors Potentially Affected:

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

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

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

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

Planner's Signature

Date

Gerald Park

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 Distribution Center project, as proposed, may have a significant effect upon the environment. Based upon the findings contained within this report, the Initial Study will be used in support of the preparation of an Environmental Impact Report.

EVALUATION OF ENVIRONMENTAL IMPACTS

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

previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significance.

I. AESTHETICS	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

a)-c): No Impact – The proposed project is for the establishment of four (4) office/warehouses in an area zoned for light industry uses. There are no scenic vistas in the project area. The project does not include the demolition of any structure. The project will not degrade visual character as the site is substantially surrounded by existing industrial facilities/lots and other uses such as residential. Therefore, there will be no impacts to scenic resources or existing visual character.

d): Less than Significant Impact- The anticipated office/warehouse buildings will produce new sources of light, subject to the standards in the City of Elk Grove Zoning Code. The site and elevation plans are subject to Design Review to ensure appropriate architecture and screening, conforming to the adjacent uses. Therefore, given the location and its similar adjacent industrial uses, new sources of illumination will not have a significant adverse effect on day or nighttime views in the area.

II. AGRICULTURAL RESOURCES

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

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

Discussion/Conclusion/Mitigation:

a)-c): No Impact – The site is not considered farmland and is not under a Williamson Act contract. The property is not currently zoned for agricultural uses. Therefore the proposed project will not result in adverse impacts to agricultural resources. (References: Elk Grove General Plan, LU-2).

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"/>

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
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:

Existing Setting

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

SMAQMD is responsible for limiting the amount of emissions that can be generated throughout the County by various stationary and mobile sources. Specific rules and regulations have been adopted by the SMAQMD Board of Directors that limit the emissions that can be generated by various uses and/or activities, and identify specific pollution reduction measures that must be implemented in association with various uses and activities. These rules not only regulate the emissions of the six criteria pollutants, but also toxic emissions and acutely hazardous materials. Emissions sources subject to these rules are regulated through the SMAQMD's permitting process. Through this permitting process, the SMAQMD also monitors the amount of stationary emissions being generated and uses this information in developing new clean air plans. The proposed project would be subject to SMAQMD rules and regulations to reduce specific emissions and to mitigate potential air quality impacts. Sacramento County is a known area of non-attainment for state and federal standards for ozone and particulate matter less than 10 microns in diameter (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.

a)-f): Less Than Significant Impact – Utilizing Sacramento Metropolitan Air Quality Management District’s Guide to Air Quality Assessment, the project has been evaluated for potential air quality impacts associated with construction and operational NOx and ROG emissions from the anticipated industrial development.

The project anticipates the construction and operation of a maximum 4 office/warehouse buildings totaling 144,502 square feet. Based on the initial criteria screening for potential significant impacts associated with NOx, the size of the project does exceed the emission threshold value for warehouse development established at 57,000 square feet (NOx-Construction) and 2,100,00 square feet (NOx-Operational). Therefore the URBEMIS model was used to determine NOx construction and operational emission estimates. The analysis concluded the NOx level to be 75.29 total pounds a day maximum for construction emissions, which is below the NOx threshold level of 85 pounds per day and 7.39 pounds per day of NOx operational emissions, which is below the NOx threshold of 65 pounds per day (See Attachment 1). Therefore, air quality impacts produced by construction and operation of the proposed project are considered less than significant.

Given that the proposed project is below the SMAQMD threshold, and that construction activities will be subject to the districts fugitive dust control standards (Rule 403), impacts to air quality are considered less than significant.

Consequently, the proposed project is not anticipated to obstruct the implementation of any air quality plan and would not result in a substantial contribution to air quality violations. The project is in an industrial area and 100 feet away from residential zones or any sensitive receptors. Therefore, project impacts related to air quality are considered less than significant impact.

IV. BIOLOGICAL RESOURCES	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

IV. BIOLOGICAL RESOURCES	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
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 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) Potentially Significant Unless Mitigation Incorporated. The project site is on 9.25 acres of undeveloped land with an abundance of open land surrounding it to the east. The project site is located less than a mile of a known Swainson’s hawk nesting site. Swainson’s hawk is a state listed threatened species known to forage within 10 miles of its nest. The Department of Fish and Game has determined that parcels with foraging habitat of five (5) acres or more in size are recognized to be the minimum required for viable foraging habitat for this species. The project site contains vegetation that will typically support prey species for the Swainson’s hawk, including rodents and insects. Due to the proximity of a known nest and because the project site provides more than five acres of suitable foraging habitat, the 9.25 acres of the project site constitutes potential Swainson’s hawk foraging habitat that could be adversely impacted by its development. Adverse effects on the habitat of a state listed species are considered a potentially significant impact. Therefore, development of the site could have significant direct and cumulative effects on Swainson’s hawk. The City of Elk Grove has developed mitigation measures to reduce impacts to Swainson’s hawk foraging habitat to a less than significant level (see Mitigation Measure 1). This mitigation measure requires that prior to grading activities, existing habitat be protected in perpetuity either directly through the acquisition of land or conservation easements, or through the payment of a mitigation fee. The fee will be used for the acquisition of land or conservation easements to protect suitable Swainson’s hawk habitat. The applicant will be required to comply with this mitigation measure. Implementation of Mitigation Measure 1 will reduce the potentially significant impact to a less than significant level.

The Western burrowing owl (*Athene cunicularia hypugea*) is a state species of special concern. The burrowing owl is a species that will use empty burrows as nesting sites. It is a species that will move into an area opportunistically. Empty fields, such as the project site, represent potential nesting grounds for the owl. Given this species’ opportunistic approach to habitat use, their known presence in locations throughout Elk Grove, and because the project site offers potential nesting habitat, this project could result in a potentially significant adverse impact to this species if owls occupy the site before grading operations begin. A mitigation measure (Mitigation Measure 2) has been included to reduce this potentially adverse impact to a less than

significant level. The mitigation measure requires a preconstruction survey and establishes an action protocol should any owls be found.

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

In order to mitigate for the loss of 9.25 acres Swainson's hawk foraging habitat, the applicant shall implement one of the following City of Elk Grove's approved mitigation alternatives.

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

- Preserve 1.0 acre of similar habitat for each acre lost (9.25 acres). This land shall be protected through a fee title or conservation easement acceptable to 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
- Purchase mitigation credits at a 1:1 ratio (one credit per each acre of habitat lost, 9.25 credits) at a Department of Fish and Game approved mitigation bank, OR
- Submit payment of Swainson's hawk impact mitigation fee per acre of habitat impacted (payment shall be at a 1:1 ratio, 9.25 acres) to the City of Elk Grove in the amount set forth in Chapter 16.130 of the City of Elk Grove Code as such may be amended from time to time and to the extent that said chapter remains in effect.

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

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

Mitigation Measure 2 (Biological Resources – Burrowing Owls)

In order to reduce impacts to burrowing owls to a less than significant level, the applicant shall contract a qualified biologist to conduct a pre-construction survey. Within thirty days of the commencement of any clearing, grading or construction that would occur during the nesting/breeding season (February 1 through August 31), a field survey shall be conducted by a qualified biologist to determine if active nests of burrowing owls occur on the site. These surveys shall include all areas in or within 250 feet of the construction zone. If ground disturbing activities are delayed or suspended for more than 30 days after the preconstruction survey, the site shall be resurveyed. If no owls or nesting habitat (burrows with evidence of being occupied by Burrowing Owls) are found, no further action is necessary.

If burrowing owls or their nests are found, the applicant shall comply with the following measures as determined by the City in consultation with the Department of Fish and Game:

- Occupied burrows shall not be disturbed during the nesting season (February 1 through August 31) unless a qualified biologist approved by the Department verifies through non-invasive methods that either: (1) the birds have not begun egg-laying and incubation; or (2) that juveniles from the occupied burrows are foraging independently and are capable of independent survival.
- If owls must be moved away from the disturbance area, passive relocation techniques shall be used rather than trapping. At least one or more weeks will be necessary to accomplish this and allow the owls to acclimate to alternate burrows.

Monitoring Actions

- *Prior to the commencement of any clearing, grading or construction*, the applicant shall submit to Development Services – Planning for approval, a copy of the survey results prepared by the qualified biologist. The survey must be conducted *no earlier than 30 days* prior to the planned commencement of clearing, grading or construction.
- If ground disturbing activities are delayed or suspended for more than 30 days after the preconstruction survey, a new survey shall be conducted and the results submitted to Development Services - Planning for approval. The survey must be conducted *no earlier than 30 days* prior to the planned recommencement of clearing, grading or construction.
- If Burrowing Owls and/or nesting habitat (burrows with evidence of being occupied by Burrowing Owls) are found, the applicant shall provide Development Services – Planning evidence that mitigation has been fulfilled to the satisfaction of the Department of Fish and Game.

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

b-d) No Impact. The project site is not located near any creeks. The site is not identified as having any natural community that could be affected by the project. Therefore, the project would not have an adverse effect on any riparian habitat or other sensitive natural community.

There are no wetlands or vernal pools on the project site and the site is not located near any creeks. Therefore, no impact to wetlands is anticipated with the proposed project.

The project site is primarily undeveloped but has been disturbed and does not contain any migration corridors. Therefore, no migratory patterns of fish or wildlife would be impacted by this project and no impact would occur.

e) Less Than Significant Impact. The project site is vacant and covered with grasses. There are no trees on the project site that are proposed for removal. However, there are three Valley oak trees (*Quercus lobata*) ranging in size from 6 inches dbh to 12 inches dbh on the eastern adjacent boundary of the project site that appear to be within the Union Pacific Railroad right-of-way. It is important to note that if these trees are to be removed and or significantly impacted in the future by project related construction activities, the applicant would be required to adhere to the City's Tree Preservation Ordinance which may require mitigation fees for the removal of the trees. The project will be required to comply with mitigation measure MM-2. Therefore, no conflicts with local policies or ordinances protecting biological resources would occur.

f) No Impact. The City of Elk Grove does not have an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan. Therefore, the project would have no impact on these types of plans.

V. CULTURAL RESOURCES	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

a) No Impact. The project site is not located in a sensitive area as depicted on Elk Grove General Plan EIR Figure 4.11-1, Cultural Resources Sensitivity Map; therefore no impacts to a historical resource are anticipated.

b-d) Less Than Significant Impact. Pursuant to current State law and General Plan policy HR-6-Action 2, if prehistoric or historic cultural resources are inadvertently discovered during any ground-disturbing activities, all work in the area shall stop immediately and the City shall be notified of the discovery. No work shall be done in the area of the find and within 100 feet of the find until a professional archaeologist can determine whether the resource(s) is significant. If necessary, the archaeologist shall develop mitigation measures consistent with the State CEQA Guidelines in consultation with the appropriate state agency and, if applicable, a representative from the Native American Heritage List. A mitigation plan shall be submitted to the City for approval. Mitigation in accordance with this plan shall be implemented before any work is done in the area of the resource find. This requirement is a standard condition of approval of all discretionary permit applications in the City of Elk Grove. Therefore, potential impacts to archaeological resources are considered less than significant.

It is not anticipated that any human remains will be encountered during construction of the proposed project because the site and surrounding area have been previously disturbed to accommodate development. However, should any previously unidentified or unanticipated human remains be discovered during project construction, the proposed project will be required to comply with State law regarding the discovery and disturbance of human remains. In addition, the City of Elk Grove requires mitigation consistent with General Plan Archaeological and Paleontological Policy HR-6-Action 2 as described above. Therefore, potential impacts to human remains 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 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 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"/>
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 i-iii),d): Less Than Significant Impact – The site does not lie on any known seismic fault and there are no structures proposed that would create hazards or expose people to risks of injury or death due to fault rupture or seismic movement. All proposed structures will be reviewed through an administrative permit and built according to local and State Uniform Building Code standards. Therefore the potential impact to geology and soils is less than significant.

a 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.

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

Discussion/Conclusion/Mitigation:

a)-b): Less Than Significant Impact- The project anticipates the construction and operation of 4 warehouse buildings. Though actual tenants have yet to be determined, the projected uses will correspond to the allowed or conditionally allowed industrial uses in the zoning code. The buildings will be constructed to standards accommodating the industrial use. Moreover, uses involving hazardous materials may be further evaluated through a local discretionary and state permitting process.

The City of Elk Grove General Plan considers that placing an industrial use in an area where the probability of a reasonable foreseeable catastrophic event is between 10 in one million and 100 in one million in one year, is acceptable for that type of use.

The project site is in the vicinity of Suburban Propane, Georgia Pacific and the recently approved Kamps Propane all of which have the potential for creating hazardous events. These events would be related to catastrophic releases of propane or, in the case of the Georgia Pacific plant, formalin. The potential for catastrophic events at Suburban Propane and Georgia Pacific have been extensively studied by the City (Quantitative Risk Analysis for Suburban Propane's Propane Terminal and Georgia Pacific's Formalin Tank). In addition, the possibility of catastrophic events at Kamps Propane was studied in the Initial Study prepared for that project (City of Elk Grove, 2006). It can be concluded from the information contained in these studies that none of these facilities would have an event that exceeds the General Plan threshold probability of occurrence per year.

Consequently, placing of the proposed project at this location does not exceed the risk level imposed by the General Plan. Therefore, hazards impact is considered less than significant impact.

c) No Impact- There are no schools located within one-quarter mile of the project site and no impact is expected.

d) Less Than Significant Impact- A Phase 1 Environmental Site Assessment was performed by EarthTec, Ltd. on November 8, 2005. The project site is not identified as a hazardous material site. The Phase 1 determined that 2 Leaky Underground Storage Tank (LUST) sites are located within a half mile of the project site and that 3 other sites are listed within the Sacramento County Environmental Management Department "Master List". The Phase 1 concluded that these sites do not pose a CERCLA hazard of concern with respect to the subject property and recommended no further assessment.

The Phase 1 conducted by Earthtec. Ltd. is available for review upon request from the City of Elk Grove's Planning Department.

e-h) No Impact- There is a privately-owned public use airport (Sunset Sky ranch Airport) approximately 1½ miles from the project site; however, the project site is not within the flight path and the airport accommodates only ultralight planes. The project site is not located near any wild lands. Therefore the project will not have an adverse environmental impact from hazards and hazardous materials.

VIII. HYDROLOGY AND WATER QUALITY

Would the project:

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

VIII. HYDROLOGY AND WATER QUALITY

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

Discussion/Conclusion/Mitigation:

a): No Impact – The project is required to comply with all applicable water quality and waste discharge standards. The project would be required to provide a SWPPP and implement construction best management practices. Therefore, no impact to water quality standards and waste discharge requirements is expected.

b) Less than significant impact. The project would require paving a large portion of the site that is currently undeveloped. This would change the drainage of the site, decreasing absorption rates and increasing run-off incrementally in the area. However, the singular and cumulative impacts of the proposed project upon the groundwater decline in the project area are regarded as being minor because it will not directly impact the production of any nearby well. The proposed project is located in an area served by Zone 40 of the Sacramento County Water Agency (wholesaler) and the Elk Grove Water Works (retailer), and connection to the 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. A condition has been included at the request of Sacramento County Department of Water Resources requiring any water intensive tenants to conduct a water use efficiency review. Therefore, impacts to groundwater supplies will be less than significant.

c-e) 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.

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 east 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 located 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 impacts are expected.

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

Discussion/Conclusion/Mitigation

a)-c): No Impact – The proposed project is an industrial complex located within an existing industrial park on a property zoned for industrial uses. Site planning and architecture for the project has been verified against the Citywide Design Guidelines and development standards found in the City's Zoning Code. Therefore, no impacts to land use or planning will occur from project implementation.

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 – The proposed project is an industrial park. 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. (References: Elk Grove General Plan Background Report, 9. Geologic Conditions).

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

Discussion/Conclusion/Mitigation:

a)-f): Less than Significant Impact – The proposed project is a light industrial use adjacent to other light industrial uses, along with a park to the west, and a residential neighborhood to the north. The Elk Grove General Plan sets the performance standard for stationary noise sources at 55dB and tonal, impulsive, repetitive noises at 50dB. Given that the project is in an industrial zone, is at least 150 feet from the closest residence, and proposes a 6 feet high CMU wall on the projects northern boundary to shield the residential uses, noise impacts to the surrounding uses is expected to be less than significant.

The project site is located approximately 1½ miles from Sunset Sky ranch Airport, a privately owned public-use airport. Only ultra-light planes operate out of the airport and touch-and-go operations are not allowed. The project site is outside of the airport’s flight zone. Therefore, the impact from the airport is considered less than significant. (References: Elk Grove General Plan Background Report, 4. Noise; Elk Grove General Plan Draft Environmental Impact Report, 4.6. Noise).

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

Discussion/Conclusion/Mitigation:

a)-c): No impact – The project is an industrial use in an area zoned for that purpose. The project does not involve the construction of housing. No housing will be removed by the project. Therefore, the project will not have an adverse impact on population or housing.

XIII. PUBLIC SERVICES	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:				
Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 – Implementation of the project will result in less than significant impacts to fire or police protection. Site plans were routed to both agencies and returned with standard conditions. Therefore, the impact to police and fire protection is less than significant.

c)-e): No Impact – The project consists of office/warehouse uses and will therefore not result in any impact to schools, parks, or public facilities.

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 is one park located across from Iron Rock Way from the project site. However, the project does not propose any residential uses and would comprise few employees associated with a light industry use. The proposed project is not expected to result in any 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"/>

XV. TRANSPORTATION/TRAFFIC

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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:

a)-b): Less Than Significant Impact- The proposed project conforms to the designated General Plan and zoning industrial use for the property. As such, the anticipated vehicular trips for the project is consistent with the Level of Service identified in the General Plan Draft Environmental Impact Report for Iron Rock Way and Union Park Way. Therefore, impacts associated to project traffic are considered less than significant.

c)-g): No Impact – The office/warehouse project will have no effect on air traffic patterns. There are no design features of the project that will increase risks of hazards, as the necessary street improvements already exist. The project proposes 191 parking spaces which exceeds the required 184 parking spaces. The project has also been reviewed by the police and fire department and determined to provide adequate emergency access. There are no alternative transportation plans in the vicinity of the project.

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 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"/>

XVI. UTILITIES AND SERVICE SYSTEMS

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

Discussion/Conclusion/Mitigation:

a)-g): Less than Significant Impact – The City of Elk Grove utility and service system providers have reviewed the Elk Grove Distribution Center project and no comments were identified indicating any significant Utility or Service Systems impacts. The City's Drainage Department will condition the project to provide adequate drainage and water for each parcel in conformance with the City's General Plan. Similarly, County Sanitation District-1 imposed conditions on the project to provide adequate sewer service for each parcel in conformance with the district standards. Due to the size of the project, no significant impact to waste collection or disposal is expected from this project. Therefore, the impact to utilities and service systems is less than significant.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE

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

Does the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input 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 Impact with Mitigation.** This initial study found that the proposed project has the potential to impact foraging habitat for Swainson's hawk, and, potentially, nesting habitat for Burrowing owls. Mitigation measures were identified and will be imposed upon the project to reduce these potentially significant impacts to a less than significant level (See mitigation measures 1 and 2). These measures require off-site preservation of comparable habitat or payment of a mitigation fee for Swainson's hawk habitat and preconstruction surveys for Burrowing owls. Compliance with these mitigation measures will reduce the aforementioned potentially adverse effects to a less than significant level. All other impacts related to biological resources and cultural resources are less than significant.

b) Less than Significant Impact. The project is consistent with the City's General Plan and will not create any significant cumulative impacts beyond those described and disclosed in the General Plan EIR adopted by the City Council on November 19, 2003. All potential impacts will be reduced through implementation of Mitigation Measures 1 and 2, basic regulatory requirements and/or conditions of approval incorporated into project design.

c) Less than Significant Impact. Construction-related air quality, noise and traffic impacts will occur temporarily as a result of project construction. However, by implementing basic regulatory requirements and project conditions of approval, impacts will be mitigated to a less than significant level. The proposed project will not have any direct or indirect adverse impacts on humans because construction effects would be temporary and have been reduced or eliminated by environmental control measures incorporated into the project design. Therefore, the proposed project will not have any direct or indirect adverse impacts on humans.

Attachments

1. Results from Urbemis model

REFERENCES

1. City of Elk Grove. City of Elk Grove General Plan. Elk Grove, CA. 2003.
2. City of Elk Grove. City of Elk Grove General Plan Background Report. Elk Grove, CA. 2003.
3. Sacramento Metropolitan Air Quality Management District's Guide to Air Quality Assessment
4. Initial Study/ Mitigated Negative Declaration for the Kamps Propane project EG-05-997. City of Elk Grove, 2006.
5. Earthtec, Ltd. Phase 1 Environmental Site Assessment. November 8, 2005.