MITIGATED NEGATIVE DECLARATION/INITIAL ENVIRONMENTAL STUDY

Project Title:	Excelsior Group (EG-04-617)
Lead Agency Name and Address:	City of Elk Grove Development Services - Planning 8400 Laguna Palms Way Elk Grove, CA 95758
Project Location:	8580 Excelsior Rd, 8545 Mecca Rd., 8565 Mecca Rd. (see Figure 2) (APN's 122-0260-035, 036, 114, 115)
Project Sponsor's Name and Address:	Property Owners: Thomas A Paulsen 8580 Excelsior Road Elk Grove, CA 95624 Lyn R Britton 8545 Mecca Road Elk Grove, CA 95624 Bill D. & Kimberly S. Garcia 8565 Mecca Road Elk Grove, CA 95624 Agent: Claybar Engineering c/o Dennis Barksdale Elk Grove, CA 95624 9534 Elk Grove-Florin Road
General Plan Designation(s):	Rural Residential (0.1 to 0.5 dwelling units/acre
Zoning:	Agricultural-Residential – 2 acre minimum (AR-2)
Contact Person:	Mel Pabalinas
Phone Number:	916-478-3618
Date Prepared	November 2004

Project Description

The proposed project consists of: a) subdividing a 22+ acre lot into eleven (11) AR-2 zoned lots and b) an exception from frontage width requirements for Parcel 1, exceeding the maximum 600 feet length of minor residential cul-de-sac, and public water connection standards. Access to Parcels 1 and 2 will come from an existing northerly cul-de-sac portion of Mecca Road while the remaining lots will be accessed via internal cul-de-sacs that connect to Excelsior Road to the east. The applicant proposes to serve each lot with an on-site well and septic system (see Figure 2).

Background

On August 20, 2003, a Mitigated Negative Declaration (MND) was adopted by the City of Elk Grove City Council involving the approved rezoning of the project site from AR-5 to AR-2 filed under application EG-03-409. The circulated Initial Study/Initial Study included a Biological Resources determination, conducted by May and Associates on April 21, 2003, evaluating the potential habitat for special status plant and wildlife species. For this project, the Biological Resources determination has been deemed adequate and shall be re-applied and is included in Attachment A.

Setting and Surrounding Land Uses

The project site is located south of Calvine Road and west of Halfway Road (Figure 1). It consists of four assessor's parcels totaling 22.28 acres, of which three are developed with one single family residence and accessory buildings. The majority of the site was formerly irrigated pasture and is currently dominated by non-native annual vegetation, residential landscaping and ornamental trees. These areas have not been irrigated for several years and are currently managed through mowing and grazing by horses. Table 1 details the existing uses and land designations of the project site and the surrounding properties.

Table 1. Existing Uses and Land Use Designations

	General Plan Designation	Zoning Designation	Existing Use
Project Site	Rural Residential	AR-2 (Agricultural-Residential 2 acre min)	3 single-family residences (one on each parcel) and one vacant parcel
North	Rural Residential	AR-2	Single family residential
East	Rural Residential	AR-2	Single family residential
South	Rural Residential	AR-2	Single family residential
West	Rural Residential	AR-2	Single family residential

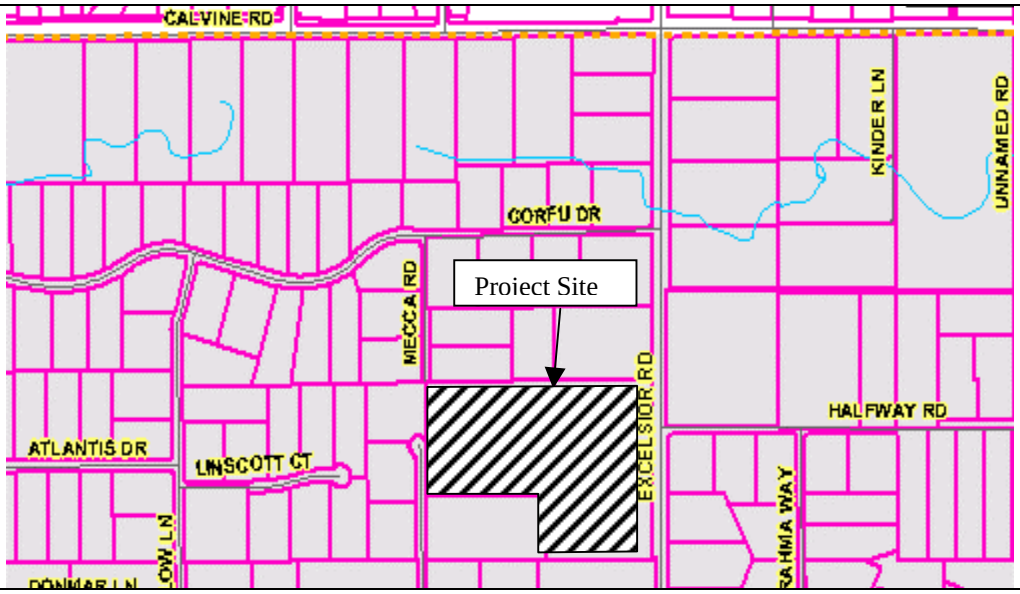

Figure 1. Location Map

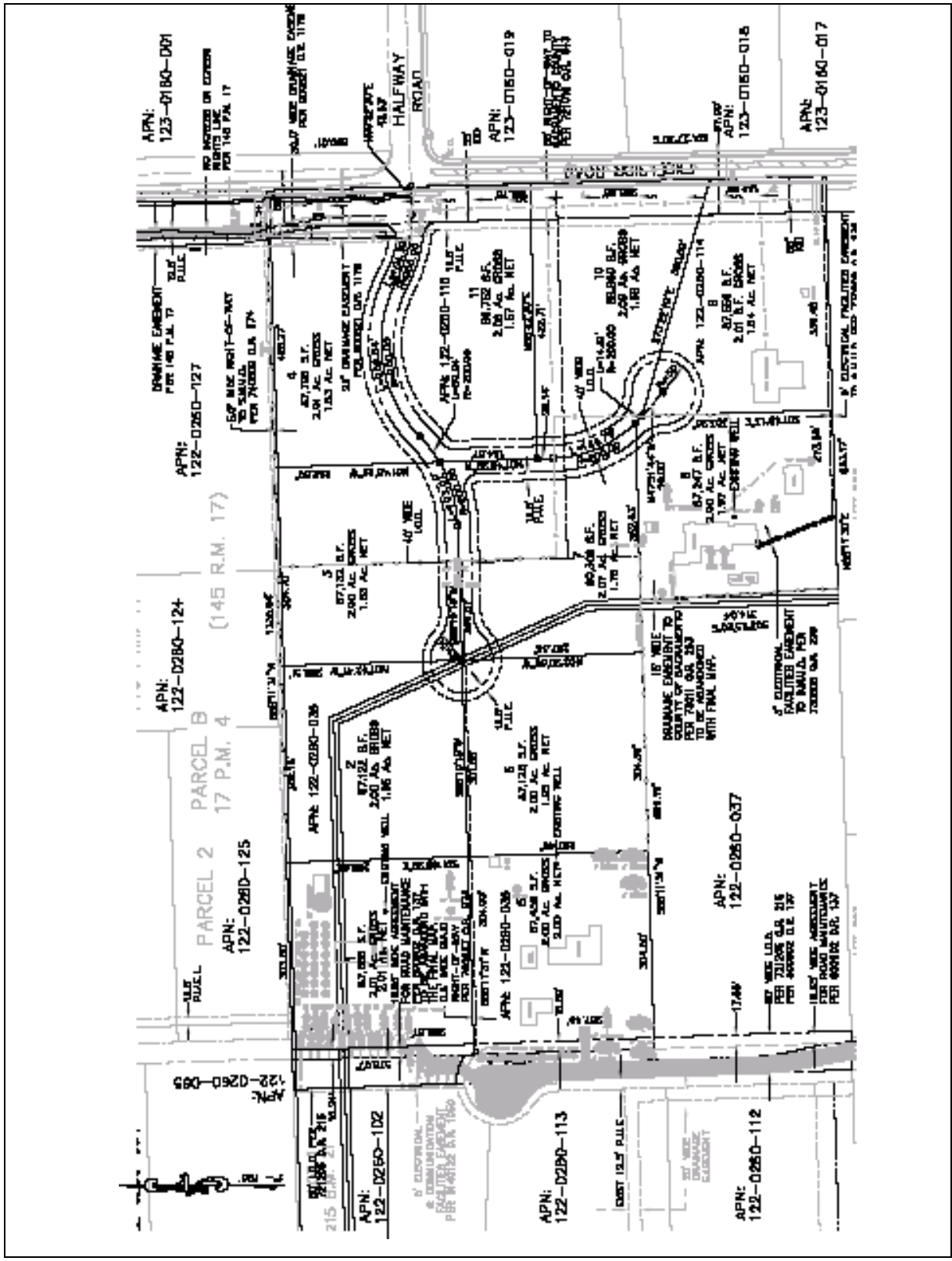

Figure 2. Tentative Subdivision Map

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

Environmental Factors Potentially Affected:

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

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

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ I find that although the proposed project could have a significant effect on the environment there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a sinificant 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

Mel Pabalinas
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 Excelsior Project under EG-04-617, 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 **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☒	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

Discussion/Conclusion/Mitigation:

a)-b): **No Impact**. The site is located within the rural Sheldon Area of the City of Elk Grove where no scenic vistas or historic buildings are identified. Therefore, implementation of the project will not have an effect on scenic vistas or its existing rural character.

c)-d): **Less Than Significant Impact**. Implementation of the project would result in the creation of eleven Agricultural-Residential 2-acre minimum (AR-2) zoned lots, each measuring a minimum of 2 acres (gross). Each lot will be occupied by custom-built single-family residences, except three which will retain the existing residences, This development could impact the visual character of the established rural surrounding area. Additionally, new sources of light and glare from the residential development are anticipated. However, given the size of the parcels that will be created and rural location, impacts can be considered less than significant.

II. AGRICULTURAL RESOURCES

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

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☒	☐
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☒	☐	☐
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?	☐	☐	☒	☐

Discussion/Conclusion/Mitigation:

a) and c): **Less Than Significant Impact**: 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). The USDA Natural Resource Conservation Service (NRCS) relies on the Soil Capability Classification and the Storie Index Rating System to determine a soil's agricultural productivity. The project site soils consist primarily of San Joaquin silt loam complex (0 to 1 percent slopes, and 3-8 percent slopes). According to the California Soil Conservation Service, these soil types are rated Class III or IV, based on the soil capability classification of the USDA. These classifications indicate that on-site soils have severe or very severe limitations that reduce the choice of plants, require conservation practices, or both, which is confirms the site's historical uses involving irrigated crops or pasture. The site is considered Farmland of Statewide Importance. However, the City's General Plan Conservation and Air Quality Element contains policies that acknowledge the loss of agricultural productivity on lands designated for urban uses within the city limits as a consequence of the development of Elk Grove, resulting in the conversion of agricultural/open space uses to urban uses. A Statement of Overriding Considerations was adopted with the EIR that addressed the conversion of agricultural lands to urban uses.

The project site is currently zoned AR-2 comprising of 4 assessors parcels each measuring approximately 5 acres. This designation is consistent with the City of Elk Grove General Plan designation of Rural Residential (0.1 to 0.5 du/acre). The site is surrounded by properties that are zoned AR-2. This zoning designation allows residential and agricultural uses. The project would result in the conversion of Farmland to non-agricultural uses, however, the predominant soils on-

site are poorly to very poorly suited for agriculture. In addition, the entire area surrounding the site is already zoned for non-agricultural uses and the City's General Plan does not anticipate retaining agricultural uses within the City limits. Therefore, the change would be less than significant.

b): **Less Than Significant Impact with Mitigation Incorporated:** The project site is zoned for residential and agricultural uses, and is not subject to a Williamson Act contract. The project would not conflict with existing zoning for agricultural use, however, conflicts could arise between adjacent agricultural and residential uses. The City's General Plan Conservation and Air Quality Element contains policies that acknowledge the loss of agricultural productivity on lands designated for urban uses within the city limits as a consequence of the development of Elk Grove. While agricultural uses are anticipated to be phased out within the city limits, the City recognizes the right of these uses to continue as long as individual owners/farmers desire. To reduce potential conflicts between agricultural and residential uses, the following mitigation would ensure that prospective buyers of property adjacent to agricultural land are advised that they could be subject to inconvenience or discomfort resulting from accepted farming activities as per provisions of the City's Right-to-Farm ordinance, in accordance with the action policies of the General Plan Conservation and Air Quality Element.

Mitigation Measure 1 (Agricultural Resources)

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

Monitoring Actions

- ***Prior to issuance of building permits,*** the applicant shall provide proof to Development Services-Planning that a Notice to Purchaser has been recorded against each property containing the right to farm disclosure.

- ***Prior to recordation of the final map***, the applicant shall submit Development Services-Planning for approval, a copy of the CC&R showing the inclusion of the right to farm disclosure.

Enforcement/Monitoring: City of Elk Grove Planning

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

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?	☐	☐	☒	☐
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☒	☐
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)?	☐	☐	☒	☐
d) Result in significant construction-related air quality impacts?	☐	☐	☒	☐
e) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
f) Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:

Existing Setting

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

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

project would be subject to SMAQMD rules and regulations to reduce specific emissions and to mitigate potential air quality impacts. Sacramento County is a known area of non-attainment for state and federal standards for ozone and particulate matter less than 10 microns in diameter (PM_{10}). 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 PM_{10}.

a)-f):**Less Than Significant Impact** – The project anticipates the construction of an additional 8 single family residences for a combined total 11 residences. Based on the initial screening criteria for potential significant impacts associated with NOx, the size of the project do not exceed the emission threshold values for Single Family Residential at 28 units (NOx-Construction) and 656 units (NOx-Operational). Also, the project size is not within the 10% of these values, which otherwise triggers a requirement for further detailed analysis recommended by the agency. Moreover, since the project is determined to below these thresholds, it is determined that impacts from CO, PM_{10}, and SO_2 emissions are also considered not significant. Therefore, impacts resulting from these emissions are less than significant.

Best method practices would be required during each construction phase of the project and SMAQMD District Rule 403 – Fugitive Dust, would apply. The developer/contractor would be required to control dust emissions from earth moving activities or any other construction activity to prevent airborne dust from leaving the project site. Long-term impacts to air quality would be minimal.

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 above discussion)

The project area is surrounded by rural agricultural and low density residential uses. Sensitive receptors, such as elderly housing, school playgrounds and hospitals, are not in proximity to the project site. Therefore, the project would not expose any sensitive receptors to substantial pollutant concentrations and would not create objectionable odors affecting a substantial number of people.

IV. BIOLOGICAL RESOURCES **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	☐	☒	☐	☐
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?	☐	☒	☐	☐

IV. BIOLOGICAL RESOURCES **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	☐	☐	☐	☒
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?	☐	☐	☒	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☒	☐	☐
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?	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:

A Biological Resources Study was conducted on April 21, 2003 by May and Associates, Inc. This study, which evaluated the potential habitat for special-status plant and wildlife species and/or the presence of sensitive communities on site, was prepared for the environmental review document adopted for the rezoning of the subject site under project application EG-03-409. This document has been determined to be relevant for this project since no significant changes to the setting has taken place. The California Natural Diversity Database (CNDDB) and the California Native Plant Society (CNPS) records did not identify any known occurrences of special status species within the project area.

Portions of the site have been previously developed with residences, outbuildings and associated landscaping/ornamental vegetation. The majority of the site was formerly irrigated pasture and is currently dominated by nonnative annual vegetation and common native annuals. These areas have not been irrigated for several years and are currently managed through mowing and grazing by horses.

a), b) and e): **Less Than Significant with Mitigation Incorporated:**

Trees

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

The site contains trees ranging from ornamental trees to small native oaks. As evaluated by the City Arborist, the existing trees on proposed parcels 8 and 9 consisting of flowering plums, a row of Crape Myrtles, and four small native oaks measuring less than 6 DBH, are proposed to be saved. Parcels 2, 4, 6, 10 and 11 do not contain any trees. Parcel 1 has a variety of medium sized pine, large redwood and small ornamental trees all of which are going to be retained by the applicant. An 18" DBH Mulberry and 15" DBH fruit tree, which are located along the common line between Parcels 3 and 7, are determined to be in poor condition and proposed to be removed in anticipation of internal street into the subdivision. Parcel 5 also contains four Weeping Willows, one Large London Plane tree and ornamental trees, all of which will be preserved. The Arborist recommends removal of the fruit and Mulberry trees, and preservation of the existing trees on Parcels 1, 5, 8 and 9.

Though the applicant has indicated that none of the existing trees (except for the two fruit trees) will be removed, the following mitigation measures are imposed in the event that the identified trees are affected by the anticipated development. These measures will reduce the impacts on existing trees to a level of less than significant.

Mitigation Measure 2 (Biological Resources – Trees)

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

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

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

1. A circle with a radius measurement from the trunk of the tree to the tip of its longest limb shall constitute the dripline protection area of each tree. Limbs must not be cut back in order to change the dripline. The area beneath the dripline is a critical portion of the root zone and defines the minimum protected area of each tree. Removing limbs that make up the dripline does not change the protected area.
2. Any protected trees on the site that require pruning shall be pruned by a certified arborist prior to the start of construction work. All pruning shall be in accordance with American National Standards Institute (ANSI) A300 pruning standards and the International Society of Arboriculture (ISA) "Tree Pruning Guidelines."
3. Temporary protective fencing shall be installed at least one foot outside the driplines of the protected trees prior to initiating construction in order to avoid damage to the tree canopies and root systems.
4. No signs, ropes, cables (except those which may be installed by a certified arborist to provide limb support) or any other items shall be attached to the trees. Small metallic numbering tags for the purpose of preparing tree reports and inventories shall be allowed.
5. No vehicles, construction equipment, mobile home/office, supplies, materials or facilities shall be driven, parked, stockpiled or located within the driplines of protected trees.

6. No grading (grade cuts or fills) shall be allowed with the driplines of protected trees.
7. Drainage patterns on the site shall not be modified so that water collects or stands within, or is diverted across, the dripline of any protected tree.
8. No trenching shall be allowed within the driplines of protected trees. If it is absolutely necessary to install underground utilities within the dripline of a protected tree, the utility line shall be bored and jacked under the supervision of a certified arborist.
9. The construction of impervious surfaces within the driplines of protected trees shall be stringently minimized. When it is absolutely necessary, a piped aeration system per City standard detail shall be installed under the supervision of a certified arborist.
10. No sprinkler or irrigation system shall be installed in such a manner that it sprays water or requires trenching within the driplines of protected trees. An above-ground drip irrigation system is recommended.
11. Landscaping beneath oak trees may include non-plant materials such as bark mulch, wood chips, boulders, etc. The only plant species that shall be planted within the driplines of oak trees are those which are tolerant of the natural semi-arid environs of the trees. Limited drip irrigation approximately twice per summer is recommended for the understory plants.
12. Prior to the installation of new asphalt, weed control chemicals shall not be applied where they can leach into the dripline of any protected trees.
13. During construction, the frequency and amount of watering for protected trees shall not differ from that received prior to construction.

Monitoring Actions

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

Mitigation Measure 3 (Biological Resources– Trees)

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

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

1. Species, size and location of all replacement plantings;

2. Method of irrigation;
3. The City of Elk Grove Standard Tree Planting Detail L-1, including the 10-foot depth boring hole to provide for adequate drainage;
4. Planting, irrigation and maintenance schedules;
5. Identify the maintenance entity and include their written agreement to provide care and irrigation of the trees for a 3-year establishment period, and to replace any of the replacement oak trees which do not survive that period;
6. The minimum spacing for replacement oak trees shall be 20 feet on center;
7. Replacement oak trees shall not be planted within 15 feet of the driplines of existing oak trees to be retained on-site, or within 15 feet of a building foundation or swimming pool excavation;
8. No vehicles, construction equipment, mobile home/office, supplies, materials or facilities shall be driven, parked, stockpiled or located within the driplines of oak trees;
9. No grading (grade cuts or fills) shall be allowed within the driplines of the oak trees;
10. Drainage patterns on the site shall not be modified so that water collects or stands within, or is diverted across, the dripline of any oak tree;
11. No trenching shall be allowed within the dripline of oak trees. If it is absolutely necessary to install underground utilities within the dripline of an oak tree, the utility line shall be bored or jacked under the supervision of a certified arborist;
12. The construction of impervious surfaces within the driplines of oak trees shall be stringently minimized. When it is absolutely necessary, a piped aeration system per City standard detail shall be installed under the supervision of a certified arborist;
13. No sprinkler or irrigation system shall be installed in such a manner that requires trenching within or that sprays water into the driplines of oak trees. An above ground drip irrigation system is recommended;
14. Landscaping beneath oak trees may include non-plant materials such as bark mulch, wood chips, boulders, etc. The only plant species that shall be planted within the driplines of oak trees are those that are tolerant of the natural, semi-arid environs of the trees. Limited drip irrigation approximately twice per summer is recommended for the understory plants.

Monitoring Actions

- ***Prior to the issuance of any permits for grading, building or any other site improvements, or the recordation of any Final Subdivision Maps on the subject property*, whichever occurs first**, the tree replacement plan shall be submitted to Elk Grove Planning for review and approval.

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

Swainson's Hawks

The Biological Resources determination (see Attachment A) identified 16 occurrences of Swainson's hawk within the Elk Grove 7.5 minute USGS quadrangles. The nearest known occurrence of nesting Swainson's hawks was observed in 1994 along Deer Creek, approximately two miles south of the site. Although no suitable nesting trees occur on the project site, the site consists of abandoned irrigated pasture, dominated by plant species characteristic of disturbed annual grassland. The majority of the study area could be considered suitable foraging habitat for the species.

The California Department of Fish and Game ("DFG") has determined that parcels of land of five (5) acres or more in size are recognized to be the minimum acreage required for viable foraging habitat. The project site consists of four 5+ acre lots totaling to 22.28 acres. As determined, 5.4 acres of the site encompass areas that are already developed with existing residences, accessory structures, and landscaping. The proposal would subdivide the site into eleven (11) 2-acre (gross) lots resulting in the loss of 16.6 acres of Swainson's hawk foraging habitat (see Attachment D).

The City of Elk Grove and DFG have determined that the loss of Swainson's Hawk foraging habitat can be mitigate to a less than significant level by preserving an equal amount of land impacted or by paying an in-lieu fee that would be used for preserving suitable habitat. The City of Elk Grove has an ordinance aimed at reducing impacts to Swainson's Hawk foraging habitat through the implementation of measures described above. The applicant will be subject to the City of Elk Grove Swainson's Hawk Ordinance (Chapter 16.130 of Municipal Code). Therefore, as mitigated, adverse impacts to Swainson's hawk foraging habitat is considered less than significant.

Mitigation Measure 4 (Biological Resources)

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

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

- Preserve 1.0 acre of similar habitat for each acre lost. 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.

Timing/Implementation:	*Prior to any site disturbance, such as clearing or grubbing, or the issuance of grading permits or improvement plans.*
Enforcement/Monitoring:	*City of Elk Grove Development Services-Planning in consultation with CDFG*

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c), and f): **No Impact** – The Biological Resources Study did not identify any riparian habitat or any 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 therefore any further development on the newly created parcels would not have an impact. Moreover, the City of Elk Grove does not have an adopted Habitat Conservation Plan or Natural Community Conservation Plan, therefore no conflicts to any plans are anticipated. Therefore no impacts are anticipated to these factors.

d): **Less Than Significant Impact** – The project site is predominantly fallow that may provide for some wildlife movement; however the development of an additional six to eight residential units on the 20-acre project site would create a minimal impact on this movement. Therefore, the project is considered to have a less than significant impact.

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

Discussion/Conclusion/Mitigation:

The project site is identified within a potentially cultural and archeological sensitive area, according to the Cultural Resource Element of the City of Elk Grove General Plan. As such, a site specific cultural resource survey was conducted on October 2004 by Pacific Municipal Consultants (see Attachment C). The cultural survey did not identify any prehistoric sites, historic sites, historic buildings or isolated artifacts.

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

Regardless, California State Law requires that if cultural resources are encountered, work shall stop immediately and the Sacramento County Coroner shall be contacted, who will coordinate an investigation of the find with appropriate specialists if needed. Moreover, should any human remains be discovered at any time, all work is to stop and the County Coroner must also be immediately notified pursuant to the State Health and Safety Code, Section 7050.5 and the State Public Resources Code, Section 5097.98. If the remains are determined to be Native

American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains.

VI. GEOLOGY AND SOILS Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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.	☐	☐	☐	☒
ii) Strong seismic ground shaking?	☐	☐	☐	☒
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☐	☒
iv) Landslides?	☐	☐	☐	☒
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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?	☐	☐	☒	☐
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?	☐	☒	☐	☐

Discussion/Conclusion/Mitigation:

a)-c): **No Impact**- According to the Background EIR for the City of Elk Grove General Plan, the City is not in the vicinity of any active or potentially active faults. Based on the known soil types, groundwater and ground shaking conditions, the EIR identifies the City low risk for any liquefaction or other ground lurching events. Though a risk for subsidence is possible, the construction of future residential homes and on-site utilities (water and septic) according to

established building and land grading standards. Therefore, the proposed project will not result in any adverse impacts related to geology and soils.

d): **Less than significant** - Proposed buildings, pavement, and utilities could incur significant damage as a result of underlying expansive or unstable soil properties. Settlement, caused by soils with a high shrink-swell potential, could occur at proposed facilities. Proposed buildings, pavement, and utilities could be damaged by differential settlement due to soil expansion and contraction. When structures are located on expansive soils, foundations have the tendency to rise during the wet season, and shrink during the dry season. Movements can vary under the structures, which in turn create new stresses on various sections of the foundation and connected utilities. These variations in ground settlement can lead to structural failure and damage to infrastructure. Nevertheless, site construction will be further subject to state and local building codes through an administrative review of permits, including but not limited, building and grading.

e) **Less Than Significant with Mitigation Incorporated** - The project is located in an area in which septic tank systems have been historically utilized and where few properties are connected to a public sewer system. Soils within the project area may be capable of supporting septic systems, however, new systems must be evaluated on a case-by-case basis. Any septic systems installed within the project area must comply with the requirements of the Uniform Building Code, which the City enforces, and with Sacramento County Environmental Health standards.

Mitigation Measure 5 (Geology and Soils – Septic Tanks and Alternative Wastewater disposal Systems)

In order to ensure that no adverse impacts occur from the installation of wastewater disposal systems on the project site, the applicant shall follow the following measures:

1. Sewage disposal requirements for this project shall be established through soils percolation testing. All soils testing shall be performed by a Registered Civil Engineer, Registered Sanitarian, or Registered Geologist, and shall be conducted in accordance with the Rules and Regulations Regarding Minimum Requirements for the Design, Construction and Installation of Individual Sewage Disposal Systems, adopted pursuant to Sacramento County Code Section 6.32.130. Any deviation from these regulations must receive prior approval of the Health Officer.

2. No Final Subdivision Maps shall be recorded, and no permits for grading, building or any other site improvements shall be issued by City Development Services until a permit for on-site sewage disposal has been issued by the County Health Officer. A permit will not be issued for any work (new or repair) until the application has been approved.

3. In order to assure that no future water quality or public health problems occur, a Public Entity (Septic Tank Maintenance District) shall be required to be formed for this subdivision, at the discretion of the Sanitarian.

Monitoring Actions

- ***Prior to the issuance of any permits for grading, building or any other site improvements, or the recordation of any Final Subdivision Maps on the subject property, whichever occurs first*** the applicant shall submit to Development Services, Planning written verification that a permit for on-site sewage disposal has been issued by the Sacramento County Health Officer.

- ***Prior to the issuance of any permits for grading, building or any other site improvements, or the recordation of any Final Subdivision Maps on the subject property, whichever occurs first*** the applicant shall submit to Development Services, Planning written verification that a Septic Tank Maintenance District has been established for the Subdivision.

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

Implementation of this measure would reduce potential impacts resulting from on-site sewage disposal systems to a less than significant level.

VII. HAZARDS AND HAZARDOUS MATERIALS **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	☒
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?	☐	☐	☐	☒
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

VII. HAZARDS AND HAZARDOUS MATERIALS	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:

a)-h): **No Impact** – The project does not involve the transport, use or disposal of hazardous materials nor would it emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school.

The site is not included on the County of Sacramento's list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would not create a significant hazard to the public or the environment. The project site is not located within an airport land use plan or located within the vicinity of a private or public airport strip. The project will not interfere with any adopted emergency response or evacuation plans.

The project is rural in nature with the potential for a maximum of eleven residential dwelling units each on 2 acre gross lots. Therefore, the project will not affect any urban-wildland interface. Approval of the project would not risk exposure of people or structures to wildland fires. Therefore, the project will not have an adverse environmental impact from hazards and hazardous materials.

VIII. HYDROLOGY AND WATER QUALITY	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☒	☐
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)?	☐	☒	☐	☐

VIII. HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
f) Otherwise substantially degrade water quality?	☐	☐	☒	☐
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:	☐	☐	☒	☐
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	☒
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?	☐	☐	☐	☒
j) Inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:

a),c)-g): **Less Than Significant Impact** – Project implementation anticipates alteration of existing drainage on- and off-site, which could result in violations of water quality standards or waste discharge requirements. These improvements shall be conducted in accordance with the provisions of the City of Elk Grove Floodplain Management Ordinance and Improvement Standards. Drainage easements may be required pursuant to the City of Elk Grove Floodplain Management Ordinance, Sacramento Water Agency Code, and Elk

Grove Improvement Standards. Therefore, impacts to drainage are deemed less than significant.

b): **Less Than Significant Impact with Mitigation Incorporated**- The project site is currently served by private well water. The site is within the service area of the Sacramento County Department of Water Resources Zone 40 and would be supplied by that agency should public water service be requested. The project proposes use of on-site, private water wells to serve the individual residences. Sacramento County Environmental Management Department is the agency that regulates the construction and operation of water wells.

The use of private well water is proposed to serve 8 additional residences (total 11) within the project. Based on the density of one residence per two acres, the project would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that a net deficit in aquifer volume or a lowering of the local groundwater table level would result. However, in order to assure that each residence would have adequate water service for domestic and emergency use, the following mitigation measures shall be implemented:

Mitigation Measure 6 (Hydrology and Water Quality – Groundwater Supplies)

In order to reduce the proposed project's adverse impacts to groundwater supplies to a less than significant level, the applicant shall comply with the following measures:

1. The construction, operation and maintenance of domestic water wells shall comply with the provisions of Chapter 6.28 of Title 6 of the Sacramento County Code relating to well and pump standards.

2. No Final Subdivision Maps shall be recorded, and no permits for grading, building or any other site improvements shall be issued by City Development Services until a permit for on-site water wells has been issued by the County Health Officer. A permit will not be issued for any work (new or repair) until the application has been approved.

3. Private wells shall provide sufficient flow and pressure to supply residential sprinkler systems within each residence, to the satisfaction of the Elk Grove CSD Fire Department.

Monitoring Actions

- ***Prior to the issuance of any permits for grading, building or any other site improvements, or the recordation of any Final Subdivision Maps on the subject property, whichever occurs first*** the applicant shall submit to Development Services, Planning, written verification that an on-site water wells permit has been issued by the County Health Officer.
- ***Prior to issuance of grading permits,*** the applicant shall provide Development Services, Planning, written verification that the Elk Grove CSD Fire Department has approved and determined that each proposed well will provide sufficient flow and pressure to supply residential sprinkler systems within each residence.

Enforcement/Monitoring: City of Elk Grove Development Services, Planning; Elk Grove CSD Fire Department

Implementation of these measures would reduce potential impacts resulting from the use of groundwater to a less than significant level.

h)-j): **No Impact** – The project site is located within an area designated by FEMA (map panel # 060262-0335D, dated July 1998) as Zone X, indicating the site to be outside 500-year floodplain and 100-year flood plain. Regardless, the development in the area, according to the City of Elk Grove General Plan Environmental Impact Report, is not identified to have impacts from flooding as a result of levee or dam failure as having a potential to expose people or structures to a significant risk of loss injury or death within the city. Also, the environmental document did not identify any risk of exposing people or structures to seiche, tsunami or mudflow. Therefore, project will not have an adverse environmental impact related to flooding from seiche or dam failure.

IX. LAND USE AND PLANNING **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?	☐	☐	☐	☒
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?	☐	☐	☐	☒
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☒

Discussion/Conclusion/Mitigation

a)-c): **No Impacts**- The proposed subdivision, which is consistent with the land use designations, anticipates custom rural residential development that will conform to the surrounding residences. The City of Elk Grove does not have an adopted Habitat Conservation Plan or Natural Community Conservation Plan. Therefore, the project will ensure conformance to established land use policies.

X. MINERAL RESOURCES Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:

a)-b): **No Impact.** The proposed project is for a rural residential development. 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 proposal will not have any adverse impacts to mineral resources.

XI. NOISE Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	☐	☐	☒	☐
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☐	☐
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☒
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?	☐	☐	☐	☒

XI. NOISE **Would the project result in:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:

a), b), and d): **Less Than Significant**- An increase in short term construction noise is anticipated, however, this amount of noise would not expose people to or generate noise levels in excess of standards established in the City's General Plan or noise ordinance, or applicable standards of other agencies. Post-construction ambient noise from common residential activities is expected to be intermittent and insignificant. Therefore, noise impacts are considered less than significant.

c), e), and f): **No Impact**- The anticipated residential project will produce normal residential noises that are not considered substantial nor permanent. The site will not be affected by the Skyranch Airport, which is approximately 3 miles to the southeast outside of the city ilimits, because it is not located within the excessive noise levels established for the airport. Therefore, the project will not result in any adverse impacts related to noise.

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

Discussion/Conclusion/Mitigation:

a): **Less than Significant Impact** – The project would create eleven (11) AR-2 zoned parcels and the possibility of an additional eight (8) residential units, although no construction is proposed at this time. The density of the project is consistent with the City of Elk Grove Zoning and General Plan. Therefore, project impact on the population in the immediate area is determined to be less than significant.

b)-c): **No Impact** – Three of the eleven proposed parcels are currently developed with single-family residences and associated accessory structures. These residences shall be retained by its current property owners. Therefore, the project will not displace substantial numbers of existing housing, and thus would not necessitate the construction of replacement housing elsewhere.

XIII. PUBLIC SERVICES **Would the project result in:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	☐	☐	☒	☐
b) Police protection?	☐	☐	☒	☐
c) Schools?	☐	☐	☒	☐
d) Parks?	☐	☐	☒	☐
e) Other public facilities?	☐	☐	☒	☐

Discussion/Conclusion/Mitigation:

a-e): **Less than Significant Impact** – The possible addition of eight (8) new single-family residential units would incrementally increase the demand for public services including fire protection, police protection, schools, parks, and other public facilities. Additionally, the applicant is requesting an exception from public water connection standard and proposes to serve each lot with a domestic water well and on-site septic system subject to specific construction requirements (see Mitigation Measures 5 and 6). However, the proposed project would not require the expansion of facilities. Therefore, the project is considered to have a less than significant impact on public services.

XIV. RECREATION Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
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?	☐	☐	☒	☐

Discussion/Conclusion/Mitigation:

a-b): **Less Than Significant Impact**- The project would minimally increase the need for recreational facilities. However, the project does not include recreation facilities nor require the construction or expansion of recreational facilities. Nevertheless, Elk Grove Community Services District-Park and Recreation Department has provided conditions requiring applicable standard fees and annexation to the assessment district. Therefore, the project is considered to have a less than significant impact.

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)?	☐	☐	☒	☐
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	☐	☐	☒	☐
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks?	☐	☐	☐	☒
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
e) Result in inadequate emergency access?	☐	☐	☐	☒

XV. TRANSPORTATION/TRAFFIC **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Result in inadequate parking capacity?	☐	☐	☐	☒
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:

a) and b): **Less than Significant Impact** – Access into the subdivision would be served by existing Mecca Road and an internal public road off Excelsior Road. Proposed Parcels 1and 5 will continue to be accessed off Mecca Road, which will maintain its current width and asphalted grounding. The remaining lots will be served via a cul-de-sac to be constructed according to City design and improvement standards. As evaluated by the City of Elk Grove Development Services-Public Works, traffic generated by the project does not exceed the identified level of service traffic for the area. Therefore, traffic impacts are anticipated to be less than significant.

c)-f): **No Impact** – The project is not located within the vicinity of an airport or airstrip, therefore no effects on air traffic patterns are anticipated. The project will be conditioned to incorporate design features compatible with City Road and Improvement Standards. The anticipated residential development will be required to provide a minimum of two-car garage. Therefore, no impacts are anticipated.

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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☒	☐

XVI. UTILITIES AND SERVICE SYSTEMS Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	☐	☐	☒	☐
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☐	☒
g) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:

a)-e): **Less than Significant Impact** – The project site will not be served by a public sewer system. As proposed, the existing residential units and proposed new lots are going to be individually served by an on-site septic system. In addition, the applicant proposes on-site water well for each parcel. The construction and use of water well and septic system shall be subject to construction requirement identified in Mitigation Measures 5 and 6.

e-g): **No Impact** – Residential waste from the anticipated residential development will be regularly collected by the local waste service provider. The waste will be properly disposed at a designated landfill. Therefore, no impacts are anticipated.

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?	☐	☐	☒	☐
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)?	☐	☐	☒	☐
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:

a)-b): **Less Than Significant Impacts**- This initial study found that the proposed project will potentially impact the environment in the areas of Aesthetics, Air Quality, Agricultural Resources, Biological Resources, Cultural Resources, Transportation/Traffic, Noise, Utilities and Services System, Recreation, Population and Housing, Hydrology and Water Quality, Public Services and Geology and Soils. However, these potential impacts have been determined to be less than significant level or will be minimized to a less than significant level with implementation of identified, specific mitigation measures as detailed in the corresponding environmental sections.

c): **No Impact**- The environmental impacts identified in this Initial Study are mitigated to less than significant level with specific measures. As such, implementation of the project will not substantially adverse on human beings.

REFERENCES

1. City of Elk Grove. City of Elk Grove General Plan. Elk Grove, CA. 2003.

ATTACHMENTS

A. Special Status Species Report and Jurisdictional Determination
B. Cultural Resource Survey
C. Comments from Affected Agencies
D. Swainson's Hawk Acreage Calculation