

CITY OF ELK GROVE
FRANKLIN CROSSING
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

Prepared by:

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APRIL 2010

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1.0 INTRODUCTION

A. PURPOSE OF THE INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

This Initial Study has been prepared consistent with CEQA Guidelines Section 15063, to determine if the Franklin Crossing project (EG-04-727), as revised, 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 a Mitigated Negative Declaration.

This Initial Study was conducted in accordance with Section 15162 of the California Environmental Quality Act, which provides for the preparation of a subsequent Initial Study/Negative Declaration under certain conditions (including changes in the project and further discretionary approval on the project being required).

B. TECHNICAL STUDIES

Technical studies referenced in this IS/MND are listed below. The technical studies are available as appendices to this document, and are available at the City of Elk Grove for review.

Gibson and Skordal Wetland Delineation (April 2003)

Gibson and Skordal Special Status Species study (March 2004)

Peak and Associates Cultural Resources Assessment (August 2004)

Wallace and Kuhl Preliminary Geotechnical Engineering Report (January 2003)

Bollard & Brennan Noise Report (January 2010)

City of Elk Grove General Plan

The following policies from the City of Elk Grove General Plan, as well as their associated action items, are relevant to the proposed project:

- Policy CI-5, CI-13-16, CI-18, CI-21-23, CAQ-1-3, CAQ-5, CAQ-8-9, CAQ-11, CAQ-12-14, CAQ-16, CAQ-18-23, CAQ-25-27, CAQ-30, CAQ-32-33, HR-1, HR-6, H-1-4, H-10, LU-4-7, LU-12, LU-14, LU-16-17, LU-24-26, LU-35, LU-38, NO-1-9, PTO-1-4, PTO-13, PTO-15, PTO-18, PF-1-4, PF-6-9, PF-11, PF-13-14, PF-19-21, PF-24-26, SA-4-5, SA-8, SA-13, SA-15-20, SA-23, SA-26, SA-29, and SA-32

East Franklin Specific Plan

The following policies from the East Franklin Specific Plan are relevant to the proposed project:

- Policy RES-2-4, RES-6-7, COM-1, INFR-1-5, OS-1, OS-8, OS-10-17, OS-19-28, OS-33-35, WS-1-3, SS-2-4, SD-2, PU-1, CIR-2, CIR-4-10, CIR-13, AQ-1-8, NOI-1-3, SCH-1, LAW-2-3, FIRE-2-3, SW-2-3, PARK-1-12.

C. ACRONYMS USED

The following acronyms have been or may have been used in the preparation of this IS/MND:

AB Assembly Bill

1.0 INTRODUCTION

| | |
|----------|--|
| ACM | asbestos-containing material |
| ADT | average daily trips |
| af/yr | acre-feet per year |
| ALS | Advanced Life Support |
| amsl | above mean sea level |
| ANSI | American National Standards Institute |
| APCD | Air Pollution Control District |
| APN | Assessor's Parcel Number |
| AQAP | Air Quality Attainment Plan |
| AQMP | Air Quality Management Plan |
| AST | Aboveground Storage Tank |
| | |
| BACT | Best Available Control Technology |
| Bgs | below ground surface |
| BLS | Basic Life Support |
| BMP | best management practices |
| BOD | biochemical oxygen demand |
| | |
| CAA | Clean Air Act |
| CAAA | Clean Air Act Amendments |
| CAAQS | California Ambient Air Quality Standards |
| CADFG | California Department of Fish and Game |
| CALArp | California Accidental Release Prevention |
| Cal-EPA | California Environmental Protection Agency |
| CalOSHA | California Occupational Health and Safety Administration |
| Caltrans | California Department of Transportation |
| CAO | Cleanup and Abatement Order |
| CARB | California Air Resources Board |
| CAT | Climate Action Team |
| CBC | California Building Code |
| CBSC | California Building Standards Code |
| CCAA | California Clean Air Act |
| CC&R | covenants, codes and restrictions |
| CCR | California Code of Regulations |
| CCSD | Cosumnes Community Services District |
| CDBG | Community Development Block Grant |
| CDE | California Department of Education |
| CDF | California Department of Forestry |
| CEC | California Energy Commission |
| CEQA | California Environmental Quality Act |
| CER | Computerized Environmental Report |
| CERCLA | Comprehensive Environmental Response, Compensation, and |

| | |
|-------------------|---|
| | Liability Act |
| CESA | California Endangered Species Act |
| CFC | Chlorofluorocarbon |
| CFC | California Fire Code |
| CFCP | California Conservation Conservancy Program |
| CFD | Community Facility District |
| CFR | Code of Federal Regulations |
| cfs | cubic feet per second |
| CGP | Construction General Permit |
| CH ₄ | methane |
| CHHSL | California Human Health Screening Levels |
| CHP | California Highway Patrol |
| CIWMB | California Integrated Waste Management Board |
| CLOMR | Conditional Letter of Map Revision |
| CNDDB | California Natural Diversity Database |
| CNEL | Community Noise Equivalent Level |
| CNPS | California Native Plant Society |
| CO | carbon monoxide |
| CO ₂ | carbon dioxide |
| CO ₂ e | carbon dioxide equivalents |
| CRHR | California Register of Historical Resources |
| CSC | Species of Special Concern |
| CSD | Community Services District |
| CUPA | Certified Unified Program Agency |
| CVRWQCB | Central Valley Regional Water Quality Control Board |
| CWA | Clean Water Act |
| | |
| dB | decibel |
| dBA | A-weighted decibel |
| DBH | diameter at breast height |
| DEIR | Draft Environmental Impact Report |
| DERA | Department of Environmental Review and Assessment |
| DHHS | Department of Health and Human Services |
| DOC | Department of Conservation |
| DOD | Department of Defense |
| DOT | Department of Transportation |
| DPH | California Department of Public Health |
| DPM | diesel-exhaust particulate matter |
| DRRP | Diesel Risk Reduction Plan |
| DSCP | Dust Suppression Control Plan |
| DSGTR | Design Standards and Guidelines for Trash and Recycling |

1.0 INTRODUCTION

| | |
|------------------|---|
| DSOD | Division of Safety of Dams |
| DTSC | Department of Toxic Substances Control |
| DUE | dwelling unit equivalent |
| du/acre | dwelling units per acre |
| DWR | Department of Water Resources |
| EDU | equivalent dwelling units |
| EFSP | East Franklin Specific Plan |
| EGPD | City of Elk Grove Police Department |
| EGUSD | Elk Grove Unified School District |
| EIR | environmental impact report |
| EMD | Environmental Management Department |
| EMS | emergency medical services |
| EMT | emergency medical technician |
| EOP | Emergency Operations Plan |
| ERP | Emissions Reduction Plan |
| ESA | Environmental Site Assessment |
| ESD | equivalent single-family dwelling unit |
| ESL | environmental screening level |
| °F | Degrees Farenheit |
| FAR | floor area ratio |
| FEMA | Federal Emergency Management Act |
| FESA | federal Endangered Species Act |
| FGC | Fish and Game Code |
| FHF | Flood Hazard Factors |
| FHWA | Federal Highway Administration |
| FIP | Federal Implementation Plan |
| FIRM | Flood Insurance Rate Map |
| FIS | Flood Insurance Study |
| FMMP | Farmland Mapping and Monitoring Program |
| FPP | Farmland Protection Program |
| FSRS | Fire Suppression Rating Schedule |
| FTEE | full-time equivalent employee |
| GGS | Giant garter snake |
| GHG | greenhouse gas |
| GMP | Groundwater Management Plan |
| GPA | General Plan Amendment |
| gpd | gallons per day |
| g/m ² | grams per meter ² |

| | |
|------------------|---|
| gpm | gallons per minute |
| GWP | global warming potential |
| HAP | hazardous air pollutant |
| HCM | Highway Capacity Manual |
| HFC | Hydrofluorocarbon |
| HMBP | Hazardous Materials Business Plan |
| HMIS | Hazardous Materials Inventory Statement |
| HMMP | Hazardous Materials Management Plans |
| HMRRP | Hazardous Materials Release Response Plans |
| HSWA | Hazardous and Solid Waste Amendments |
| HUD | Housing and Urban Development |
| HWG | Hazardous Waste Generator |
| I | interstate [as in I-80] |
| IBC | International Building Code |
| IGSM | Integrated Groundwater Surface Water Model |
| IPEC | Initial Study |
| IS | Intergovernmental Panel on Climate Change |
| ISO | Insurance Services Office |
| LCFS | low carbon fuel standard |
| L _{dn} | day/night average sound level |
| LDR | Low-density residential |
| LED | light-emitting diode |
| L _{eq} | equivalent or energy-averaged sound level |
| LESA | Land evaluation and site assessment |
| LID | Low Impact Development |
| lbs/day | pounds per day |
| L _{max} | maximum noise level |
| L _{min} | minimum noise level |
| LOS | level of service |
| LUST | leaking underground storage tank |
| MBTA | Migratory Bird Treaty Act |
| MCE | Maximum Credible Earthquake |
| MCL | Maximum Containment Level |
| MEP | maximum extent practicable |
| mgd | million gallons per day |
| MMI | Modified Mercalli Intensity |
| MMRP | Mitigation Monitoring and Reporting Program |

1.0 INTRODUCTION

| | |
|------------------|--|
| MND | Mitigated Negative Declaration |
| MP | Master Plan |
| MPO | Metropolitan Planning Organization |
| MRF | Material Recovery Facility |
| MRZ | Mineral Resource Zone |
| MS4 | Municipal Separate Storm Sewer System |
| msl | Median sea level |
| MT | metric ton |
| MTBE | methyl tertiary butyl ether |
| MTP | Metropolitan Transportation Plan |
| M _w | moment magnitude |
| | |
| NAAQS | National Ambient Air Quality Standards |
| NAC | noise abatement criteria |
| NAHC | Native American Heritage Commission |
| NEPA | National Environmental Policy Act |
| NESHAP | National Emission Standards for Hazardous Air Pollutants |
| NFIP | National Flood Insurance Program |
| NHPA | National Historic Preservation Act |
| NMFS | National Marine Fisheries Service |
| NOAA | National Oceanic and Atmospheric Administration |
| NO ₂ | nitrogen dioxide |
| NOP | Notice of Preparation |
| No _x | nitrogen oxides |
| NPDES | National Pollution Discharge Elimination System |
| NPL | National Priorities List |
| NRCS | National Resource Conservation Service |
| NRHP | National Register of Historic Places |
| NSVAB | Northern Sacramento Valley Air Basin |
| N ₂ O | nitrous oxide |
| | |
| O ₃ | ozone |
| OAP | Ozone Attainment Plan |
| OES | Office of Emergency Services |
| OHWM | ordinary high water mark |
| OPR | Office of Planning and Research |
| OS | open space |
| OSHA | Occupational Safety and Health Administration |
| | |
| Pb | lead |
| PCB | polychlorinated biphenyl |
| PCWA | Placer County Water Agency |

| | |
|-------------------|---|
| PFC | perfluorocarbon |
| PPC | Public Protection Classification |
| PM _{2.5} | particulate matter less than 2.5 microns in diameter |
| PM ₁₀ | particulate matter between 2.5 and 10 microns in diameter |
| POTW | publicly owned treatment works |
| ppm | parts per million |
| ppv | peak particle velocity |
| PRC | Public Resources Code |
| PUC | Public Utilities Commission |
| | |
| RAD | Regional Analysis District |
| RCRA | Resource Conservation and Recovery Act of 1976 |
| REC | recognized environmental condition |
| RHNP | Regional Housing Needs Determination |
| RMPP | Risk Management Prevention Program |
| ROG | reactive organic gas |
| RTIP | Regional Transportation Improvement Program |
| RTPA | Regional Transportation Planning Agency |
| RWQCB | Regional Water Quality Control Board |
| | |
| SAA | Streambed Alteration Agreement |
| SAAQS | State Ambient Air Quality Standards |
| SACOG | Sacramento Area Council of Governments |
| SASD | Sacramento Area Sewer District |
| SB | Senate Bill |
| SCADA | Supervisory Control and Data Acquisition |
| SCAP | Sacramento County Area Plan |
| SCCD | Sierra Community College District |
| SCGA | Sacramento Central Groundwater Authority |
| SCMDP | Sacramento County Multi-Hazard Disaster Plan |
| SCMMP | Sacramento County Multi-Hazard Mitigation Plan |
| SCS | Soil Conservation Service |
| SCWA | Sacramento County Water Agency |
| SDWA | Safe Drinking Water Act |
| SEL | Single Event Noise Level |
| SEMS | Standard Emergency Management System |
| SF ₆ | sulfur hexafluoride |
| SFHA | Special Flood Hazard Areas |
| SFPD | School Facilities Planning Division |
| SFU | single-family unit |
| SHMA | Seismic Hazards Mapping Act |
| SIP | State Implementation Plan |
| SLIC | Spills-Leaks-Investigations-Cleanups |

1.0 INTRODUCTION

| | |
|-----------------|--|
| SMAQMD | Sacramento Metropolitan Air Quality Management District |
| SMARA | Surface Mining and Reclamation Act of 1975 |
| SOI | sphere of influence |
| SO ₂ | sulfur dioxide |
| SQIP | Stormwater Quality Improvement Plan |
| SR | State Route |
| SRCSD | Sacramento Regional County Sanitation District |
| SRRE | City of Elk Grove Source Reduction and Recycling Element |
| SRWTP | Sacramento River Water Treatment Plant |
| SSO | sanitary sewer overflow |
| STA | Sacramento Transit Authority |
| SWANCC | Solid Waste Agency of Northern Cook County |
| SWMP | stormwater management plan |
| SWPPP | stormwater pollution prevention plan |
| SWRCB | State Water Resources Control Board |
| | |
| TAC | toxic air contaminant |
| TCR | Transportation Concept Report |
| TDS | total dissolved solids |
| TEA | Transportation Equity Act |
| TIP | Transportation Improvement Plan |
| TMDL | total maximum daily loads |
| TSS | total suspended solids |
| | |
| UBC | Uniform Building Code |
| UCMP | University of California Museum of Paleontology |
| UDAG | Urban Development Action Grant |
| UFC | Uniform Fire Code |
| UNEP | United Nations Environment Programme |
| UPRR | Union Pacific Railroad |
| USACE | U.S. Army Corps of Engineers |
| USC | United States Code |
| USDA | United States Department of Agriculture |
| USDA-SCS | USDA Soil Conservation Service |
| USEPA | United States Environmental Protection Agency |
| USFS | United States Forest Service |
| USFWS | United States Fish and Wildlife Service |
| USGS | United States Geological Survey |
| UST | underground storage tank |
| UWMP | urban water management plan |
| | |
| V/C | volume-to-capacity ratio |

| | |
|-------|--|
| VMT | vehicle miles of travel |
| VOC | volatile organic compound |
| WAEPP | Williamson Act Easement Exchange Program |
| WDR | Waste Discharge Requirement |
| WFA | Water Forum Agreement |
| WMO | World Meteorological Organization |
| WSIP | Water System Infrastructure Plan |
| WSMP | Water Supply Master Plan |
| ZORI | Zones of Required Investigation |

2.0 PROJECT DESCRIPTION

A. PROJECT LOCATION AND SETTING

The proposed project is located on an 86.4-acre parcel in the southwest corner of the East Franklin Specific Plan (EFSP), located south of Bilby Road, east of the Union Pacific Railroad (UPRR), west of Kammerer Road and north of Core Road (**Figure 1**).

The proposed project is an amendment to the previously approved Franklin Crossing project, which was approved by the City in 2007. The amendment, which is described in more detail in Section 3.A below, will increase the total number of residential units of the originally approved project from 240 to 314 single-family units. The proposed project will maintain the 86.4-acre footprint of the original project site, including roadway layout, and will also increase the size of the originally proposed park from 4.6 acres to 4.9-acres (**Figure 2**). No other new uses are being proposed on the project site.

B. PROJECT BACKGROUND AND HISTORY

The project applicant for the Franklin Crossing residential development project is proposing to increase the total number of units from the originally approved 240 residential units to 314 residential units. The Franklin Crossing project had been approved at the 240 residential unit count by the City of Elk Grove in 2007 with property entitlements consisting of a General Plan Amendment, Specific Plan Amendment and Rezone, Tentative Subdivision Map and Annexation. The project applicant is currently proposing to increase the unit count by approximately 74 units, requesting a Tentative Subdivision Map to create 4 large residential parcels and one remainder parcel, 314 single-family lots, fourteen landscape corridor lots, one pipeline lot, and one park parcel; Rezone from RD-4, RD-5 and OS to RD-5 and Open Space (OS); a Specific Plan Amendment from SFR2-4, SFR 3-5, and Mini Park to SFR 3-6 and Park, and General Plan Amendment from Estate Residential, Low Density Residential (LDR) and Public Park to LDR and Public Park.

The project site is part of the EFSP which was approved by Ordinance SZC 2000-0021 by the Sacramento County Board of Supervisors on May 31, 2000. The EFSP and its accompanying Environmental Impact Report (Sacramento County, 2000) anticipated residential, commercial and institutional land uses, vehicle, bicycle and pedestrian circulation patterns and the needed infrastructure and financing systems to support an anticipated new population of over 10,000 residents (Sacramento County, 2000). A project-specific IS/MND (SCH 2005082049) that tiered off of the EFSP EIR was prepared for the original Franklin Crossing project in 2005. The City of Elk Grove, as CEQA Lead Agency for the proposed project, has determined that because the original EFSP EIR was certified more than 5 years ago a new Initial Study is necessary to evaluate and disclose the potential environmental effects of the proposed amendment. The analysis in this document does not tier from the previously certified EIR or adopted MND, but relies on information contained in those documents to the extent that it is still relevant.

C. PROPOSED ACTIONS ADDRESSED IN THE IS/MND

The Initial Study assumes compliance with all applicable State, Federal, and Local Codes and Regulations including, but not limited to, City of Elk Grove Improvement Standards, the California Building Code, the Sacramento County Water Agency Code, the Guidance Manual of On-site Storm Water Quality Control Measures, the State Health and Safety Code, and the State Public Resources Code.

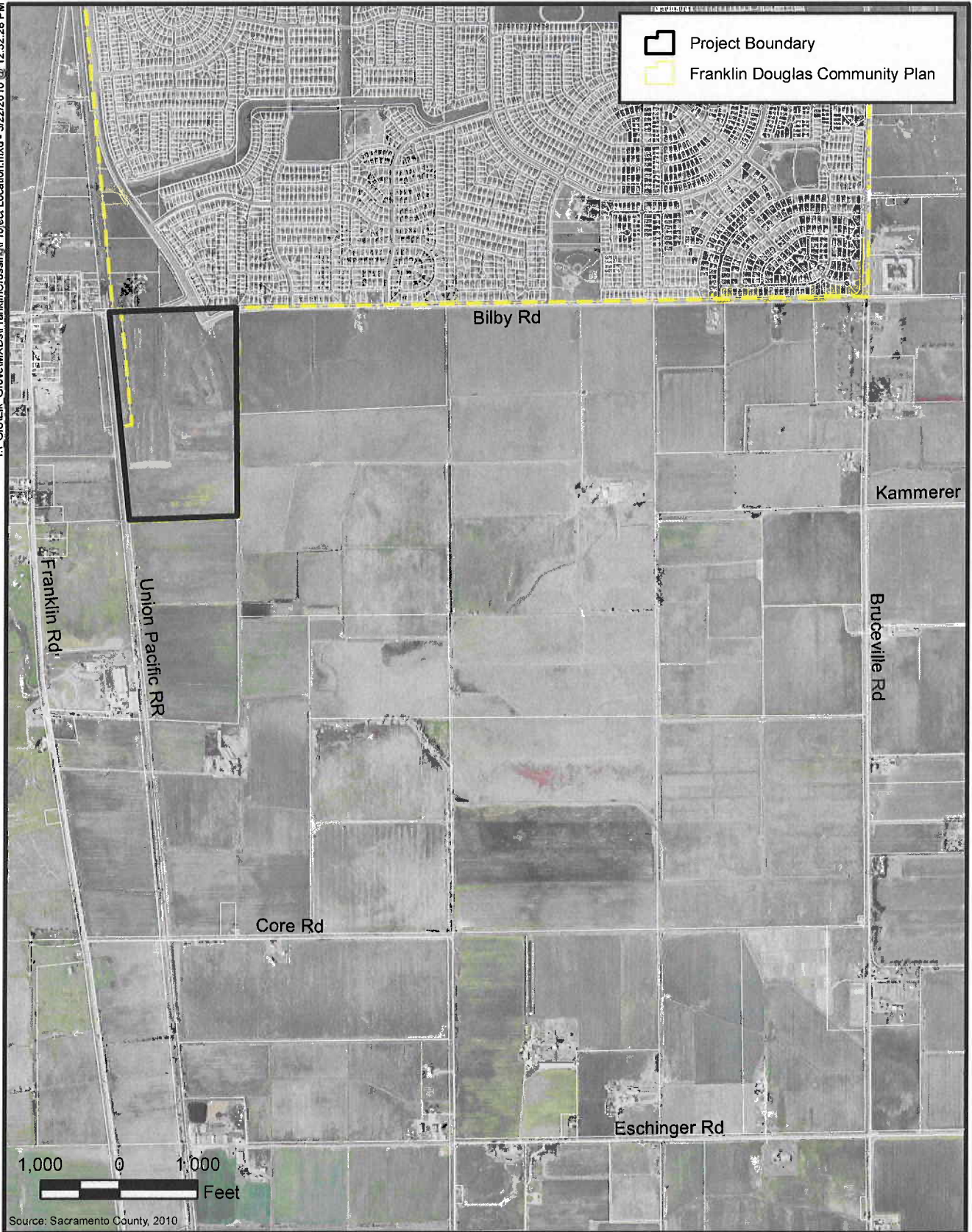
2.0 PROJECT DESCRIPTION

As the proposed project is located within the EFSP, the project shall be in compliance with all appropriate policies, conditions, and requirements and all appropriate Mitigation Measures contained in the EFSP, EFSP EIR, and the 2005 IS/MND for the Franklin Crossing project. Compliance with these documents is assumed in this Initial Study and they are hereby incorporated into the project description. Furthermore, the EFSP was included in the Elk Grove General Plan (2003) and the environmental impacts of urbanization of the EFSP area were programmatically analyzed in the *Elk Grove General Plan Volume 1: Draft Environmental Impact Report SCH # 2002062082* (August, 2003). This Initial Study assumes compliance with the applicable policies, conditions, and requirements in these documents and hereby incorporates them in the project description.

D. REGULATORY REQUIREMENTS, PERMITS, AND APPROVALS

Additional subsequent approvals and permits that may be required from local, regional, state, and federal agencies in the processing of the proposed project that this Mitigated Negative Declaration may be used to support include, but are not limited to, the following:

- United States Army Corps of Engineers (Corps)
- California Department of Fish and Game (CADFG)
- Central Valley Regional Water Quality Control Board (CVRQCB)
- Sacramento Metropolitan Air Quality Management District (SMAQMD)
City of Elk Grove
- Sacramento Regional County Sanitation District
- Sacramento County Water Resources (Zone 40)
- Sacramento County Water Resources (Zone 41)
- Cosumnes Community Services District Park and Recreation
- Elk Grove Police Department
- Cosumnes Community Services District Fire Department



3.0 INITIAL STUDY CHECKLIST

3.0 INITIAL STUDY CHECKLIST

A. BACKGROUND

1. **Project Title:** Franklin Crossing Amendments (EG-09-062)
2. **Lead Agency Name and Address:** City of Elk Grove
Development Services - Planning
8401 Laguna Palms Way
Elk Grove, CA 95758
3. **Contact Person and Phone Number:** Taro Echiburú
(916) 478-3619
4. **Project Location:** Southwest corner of Bilby Road and Willard Parkway, within the East Franklin Specific Plan. (APN 132-0132-042).
5. **Project Sponsor's Name and Address:** Taylor Morrison of CA, LLC.
1180 Iron Point Road, Suite 100
Folsom, CA 95630
6. **General Plan Designation:** Low Density Residential
7. **Description of Project:**

Rezone from RD-4, RD-5 and O (Open Space) to RD-5 and O, Specific Plan Amendment and a Tentative Subdivision Map to create 314 single family lots per the East Franklin Specific Plan (EFSP).

The project applicant is requesting a Tentative Subdivision Map to create 4 large residential parcels with 314 single-family lots, fourteen landscape corridor lots, one pipeline lot, one park parcel, and one remainder parcel, Rezone from RD-4, RD-5 and O to RD-5 and O; a Specific Plan Amendment from SFR2-4, SFR 3-5, and Mini Park to SFR 3-6 and Park, and a General Plan Amendment from Estate Residential, Low Density Residential (LDR) and Public Park to LDR and Public Park.

8. Surrounding Land Uses and Setting:

The proposed project is located on an 86.4 acre parcel within the EFSP in the southwest area of the plan. The site is located on the southwest corner of Bilby Road and Willard Parkway within the East Franklin Specific Plan. Surrounding land uses include agricultural County land to the east, south and west, and residential land within the EFSP to the north.

9. Other Public Agencies Whose Approval Is Required:

In CEQA, the term "responsible agency" includes all public agencies other than the lead agency that may have discretionary actions associated with the implementation of the proposed project. Therefore the following agencies may have some role in implementing the proposed project and have been identified as potential responsible agencies:

- Regional Water Quality Control Board (RWQCB);
- Sacramento Metropolitan Air Quality Management District (SMAQMD).

3.0 INITIAL STUDY CHECKLIST

B. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project involving at least one impact that is a "Potentially Significant Impact," as indicated by the checklist on the following pages.

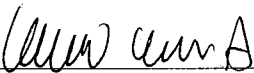
- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> Aesthetics | <input checked="" type="checkbox"/> Agriculture and Forestry Resources | <input checked="" type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural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

3.0 INITIAL STUDY CHECKLIST

C. DETERMINATION

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 of the incorporated mitigation measures and 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.



Signature

Taro Echiburu

Printed Name

4/26/10

Date

Planning Manager

Title

3.0 INITIAL STUDY CHECKLIST

D. EVALUATION OF ENVIRONMENTAL IMPACTS

The following requirements for evaluating environmental impacts is cited directly from the State CEQA Guidelines Appendix G.

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources cited. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards.
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect, and construction as well as operational impacts.
- 3) A "Less than Significant Impact" applies when the proposed project would not result in a substantial and adverse change in the environment. This impact level does not require mitigation measures.
- 4) "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 5) "Potentially Significant Unless Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The initial study must describe the mitigation measures and briefly explain how they reduce the effect to a less than significant level.

3.0 INITIAL STUDY CHECKLIST

| | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|-------------------------------------|-------------------------------------|
| 1. AESTHETICS. 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 outcrops, and historic buildings within a state scenic highway? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Substantially degrade the existing visual character or quality of the site and its surroundings? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

EXISTING SETTING

CITY OF ELK GROVE

In general, dominant visual features within the City of Elk Grove include urbanized land uses, open sections of the valley floor, agricultural land uses, rivers and creeks, and various species of trees. Because the City is topographically flat, views of these resources are available from roadways throughout the City. Oak trees, streams, creeks, and rivers are among the most significant natural visual features in the City. In addition, the Stone Lakes National Wildlife Refuge, the Sacramento River, and the Cosumnes River are located just outside of the City in unincorporated Sacramento County. Distant views of the Sierra Nevada and Coastal ranges can be visible from the City under clear conditions (City of Elk Grove, 2003b, p. 4.13-1).

PROJECT SITE

The proposed project site is located in the south-central portion of Sacramento County, approximately 13 miles south of downtown Sacramento and two miles west of the central commercial district of the City of Elk Grove. It is generally situated between Interstate 5 (I-5) and State Route 99 (SR 99), within the southwestern corner of the East Franklin Specific Plan (EFSP) area. The proposed project site is located in an area that transitions from a rural and agricultural character to a more developed, suburban environment. The project site, which is currently vacant, has been historically leveled, ditched, and irrigated for agricultural purposes. In 2003, the site was planted with winter wheat/barley and contained some areas of stockpiled soil. In addition, a number of man-made irrigation features such as ditches and a tailwater pond are visible on the project site. There are no trees within the project site.

An irrigation/drainage ditch and the Union Pacific railroad tracks are visible to the west of the project site, and leveled farmland is visible to the east and south. High voltage power lines run parallel to the Union Pacific railroad tracks and some larger cottonwood and willow trees are

3.0 INITIAL STUDY CHECKLIST

visible adjacent to the project site along the railroad tracks. To the north/northwest of the project site lie several rural residences; however all but one is screened from view by mature trees. The rural residences are surrounded by agricultural land, as well as a small residential neighborhood to the northwest of the project site. To the northeast of the project site, developed neighborhoods in the EFSP are visible as the aesthetic character transitions from rural to urban in character.

SCENIC VISTAS AND STATE SCENIC HIGHWAYS

There are no scenic vistas or officially-designated state scenic highways in the City of Elk Grove (City of Elk Grove, 2003b)(DOT, 2010). However, scenic corridors that extend 660 feet on each side of the right-of-way protect all freeways within Sacramento County, Interstate 5 (I-5) from the Laguna Boulevard exit to Twin Cities Road. The purpose of the corridor is to beautify the freeways to make road travel more pleasant and to create a more attractive image of the urban areas in Sacramento County (City of Elk Grove, 2003b, p. 4.13-2).The project site is not within the protected scenic corridor for I-5 as it is located over one mile east of I-5 and would not be within 600 feet of the right-of-way.

NIGHTTIME LIGHTING AND DAYTIME GLARE

Currently, there are no sources of nighttime lighting or daytime glare on the project site as it is currently vacant. The only major source of nighttime lighting in the vicinity of the project site is the single-family residential development located to the northeast in the EFSP. Areas to the south, west, and east of the project site are characterized by agricultural uses and rural development which has low levels of nighttime lighting. The areas surrounding the project sites do not contain significant sources of daytime glare, which generally results from commercial and industrial development that use reflective building materials.

REGULATORY FRAMEWORK

The following state and local regulations, plans, programs, and guidelines are applicable to the proposed project:

- State
 - California Scenic Highway Program
 - Nighttime Sky-Title 24 Outdoor Lighting Standards
- Local
 - City of Elk Grove Municipal Code, Title 23 (Zoning Code)
 - City of Elk Grove Design Guidelines

PROJECT IMPACTS AND MITIGATION MEASURES

a) **No Impact.** The City of Elk Grove General Plan (2003a) does not identify any scenic vistas within the City. Therefore, the proposed project would not adversely affect a scenic vista and **no impact** would occur.

3.0 INITIAL STUDY CHECKLIST

- b) **No Impact.** There are no officially-designated state scenic highways in the City of Elk Grove. Therefore, implementation of the proposed project would not damage scenic resources within a state scenic highway and **no impact** would occur.
- c) **Less Than Significant.** Development of the project site with residential uses will change the visual character from agricultural land to urban land uses. Implementation of the proposed project will increase the approved density on the project site from 240 single-family residential units to 314 single-family residential units. The proposed increase in units will still be consistent with land uses envisioned by the EFSP, which anticipated future residential, commercial and institutional land uses and associated infrastructure to develop within the EFSP area. Policies for the EFSP were thus drafted to address all such future growth within the Plan Area. The EFSP was included in the Elk Grove General Plan (2003) and the environmental impacts of urbanization of the EFSP area were programmatically analyzed in the *Elk Grove General Plan Volume 1: Draft Environmental Impact Report SCH # 2002062082* (August, 2003). Increasing the number of residential units on the project site by 74 while remaining within the originally approved project site footprint will result in less than significant environmental impacts because no other new uses are being proposed on the project site beyond those originally approved and anticipated and increasing the density of the previously-approved residential project would not further alter the visual character of the site. In addition, the proposed project will be required to be consistent with the City's Design Guidelines, which encourage development in keeping with the desired character of the City and ensure physical, visual, and functional compatibility between uses. Therefore, this impact is considered **less than significant**.
- d) **Less Than Significant.** Implementation of the Franklin Crossing project will introduce new light sources onto the currently undeveloped project site. Nighttime lighting levels on the project site will increase substantially over current levels and could result in adverse affects to adjacent land uses through the "spilling over" of light into these areas and "sky glow" conditions. The proposed project will increase the total number of residential units included in the original Franklin Crossing project from 240 to 314 single-family units while maintaining the approved 86.4-acre footprint of the original project site. The proposed increase in units will still be consistent with land uses envisioned by the EFSP, which anticipated future residential, commercial and institutional land uses and associated infrastructure to develop within the EFSP area. Policies for the EFSP were thus drafted to address all such future growth within the Plan Area. The EFSP was included in the Elk Grove General Plan (2003) and the environmental impacts of urbanization of the EFSP area were programmatically analyzed in the *Elk Grove General Plan Volume 1: Draft Environmental Impact Report SCH # 2002062082* (August, 2003). Increasing the number of residential units on the project site by 74 while remaining within the originally approved project site footprint will not result in significant environmental impacts because the project will be subject to the City's Zoning Code, which contains outdoor lighting standards including shielding requirements, maximum level of illumination, and height of outdoor light fixtures. Therefore, as the proposed increase in units will still be consistent with land uses envisioned by the EFSP, and compliance with the City's Zoning Code will minimize light and glare on adjacent properties, this impact is considered **less than significant**.

3.0 INITIAL STUDY CHECKLIST

| | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|-------------------------------------|-------------------------------------|
| 2. AGRICULTURE AND FOREST RESOURCES. Would the project: | | | | |
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Result in the loss of forest land or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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.

In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

EXISTING SETTING

The majority of agricultural land uses within the City of Elk Grove are considered fallow (vacant or underutilized). Few crops are grown in the City itself and no major intensive agricultural operations occur within the City limits, though small family farms do exist. Much of the remaining agricultural land uses are expected to be converted to urban land uses as the City continues to develop. In 2000, the Important Farmland Map for Sacramento County indicated that the City contained 175 acres of Prime Farmland, 5,893 acres of Farmland of Statewide Importance, and 3,997 acres of Farmland of Local Importance (City of Elk Grove, 2003b).

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The project site, which has historically been used for agriculture, includes approximately 86 acres of Farmland of Statewide Importance. In late 2003, the project site was planted with winter wheat/barley (Gibson & Skordal, 2003, p. 3).

Lands under Williamson Act contracts are discussed under the Regulatory Framework section below.

REGULATORY FRAMEWORK

The following federal, state, and local regulations, plans, programs, and guidelines are applicable to the proposed project:

- Federal
 - Farmland Protection Program
 - Land Evaluation and Site Assessment (LESA)
- State
 - Williamson Act - The California Land Conservation Act of 1965, commonly referred to as the Williamson Act, is a non-mandated state program, administered by counties and cities to preserve agricultural land and discourage the premature conversion of agricultural land to urban uses. The Williamson Act enables local governments to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agricultural or related open space use and, in return, landowners receive property tax assessments which are much lower than normal because they are based upon farming and open space uses as opposed to full market value (DOC, 2010). Prime farmland under Williamson Act includes land that qualifies as Class I and II in the Soil Conservation Service (SCS) classification of land that qualifies for rating 80 to 100 in the Storie index rating. Participation is on a voluntary basis by both landowners and local governments and is implemented through the establishment of Agricultural Preserves and the execution of Williamson Act contracts. As of 2008, Sacramento County had 245,682 acres under Williamson Act Contract (Sacramento County, 2009, p. 3-8). The proposed project site was part of the former Machado Dairy farm, which was previously under Williamson Act Contract Nos. 73-AP-071 and 73-AP-072. However, the City of Elk Grove City Council voted unanimously to approve the immediate cancellation of the Williamson Act Contracts on December 18, 2002 (City of Elk Grove, 2003d). Therefore, the project site does not contain any land under a Williamson Act contract.
- Local
 - Right-to-Farm Ordinance

PROJECT IMPACTS AND MITIGATION MEASURES

- a) **Less Than Significant Impact with Mitigation Incorporated.** Development of the proposed Franklin Crossing project would result in the loss of 86.4-acres of Farmland of Statewide Importance by converting the Farmland of Statewide Importance to suburban residential uses. The proposed project is consistent with the development of land as identified within

3.0 INITIAL STUDY CHECKLIST

the EFSP, and no change is proposed that would result in additional loss of important agricultural land beyond what was previously approved. However, the following mitigation measure is required to ensure the project will provide for in-kind protection for loss of Important Farmland consistent with the policies of the EFSP.

MITIGATION MEASURE

MM 2.1 Prior to the approval of improvement plans or recordation of a final subdivision map, whichever occurs first, the applicant shall implement one of the following options to the satisfaction of the Planning Director, to mitigate for the loss of agriculture land:

- a. For each acre of land being developed by this project, the applicant shall preserve 0.63 acres of agricultural land within the area bounded by the Kammerer Road on the north, the Cosumnes River on the east, the Mokelumne River/Sacramento County Line on the south, and Interstate-5 on the west, through the purchase of conservation easements or similar instruments that assure the long term protection of that land from urban encroachment; **or**
- b. For each acre of land being developed by this project, the applicant shall contribute \$1,025.00 per acre (through direct contribution or other financing mechanism that results in an equivalent contribution) into a fund and program to expend such fund, to be used to purchase conservation easements or similar instruments within the same geographical area defined in part (a), and to provide for the ongoing monitoring and administration of the program (the fund, and program to expend such fund, are to be approved by the Board of Supervisors); **or**
- c. Should the Elk Grove City Council adopt a permanent program to preserve agricultural land in the same geographical area defined in part (a), prior to implementation of one of the above measures, and such a permanent program is intended to replace this condition, the applicant shall be subject to that program instead.
- d. The contribution rate (\$1,025.00 per acre) may be adjusted annually on or about July 1, subject to approval by the City, based upon the annual increase in the consumer price index, or based upon a detailed analysis of land values within the affected area.
- e. This mitigation measure may be satisfied together with Mitigation Measure 4.1 (Swainson's hawk foraging habitat) if the land used to mitigate for hawk foraging habitat is also farmland of equal or better classification as the project site.

Timing/Implementation: Prior to approval of improvement plans.

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

Therefore, given that the proposed increase in residential units will have no greater effect on the conversion of agricultural lands than those of the original project and that the above mitigation

3.0 INITIAL STUDY CHECKLIST

measure will ensure that the project will mitigate for farmland impacts consistent with the policies of the EFSP, impacts will be considered **less than significant with mitigation incorporated**.

- b) **No Impact.** No Williamson Act contract parcels are within the Franklin Crossing project area. Therefore, **no impact** would occur.
- c) **No Impact.** Neither the City of Elk Grove nor Sacramento County contains any land zoned for forest land, timberland, or Timberland Production. Therefore, **no impact** would occur.
- d) **No Impact.** Neither the City of Elk Grove nor Sacramento County contains any forest land other than urban forest. Therefore, **no impact** would occur.
- e) **Less than Significant.** Generally, the placement of nonagricultural uses adjacent to agricultural uses can result in conflicts that inadvertently place growth pressure on agricultural lands to convert to urban uses. However, as discussed above, the proposed project is consistent with the development of land as identified within the EFSP, which anticipated a conversion of agricultural land uses to urban development. The mitigation measure identified above mitigates for the loss of agricultural land and is consistent with mitigation required by the EFSP EIR. Therefore, this impact is considered **less than significant** because the proposed project will not increase the amount of land used for non-agricultural uses beyond the originally approved Franklin Crossing project.

3.0 INITIAL STUDY CHECKLIST

| | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|-------------------------------------|-------------------------------------|
| 3. AIR QUALITY. Would the project: | | | | |
| a) Conflict with or obstruct implementation of the applicable air quality plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment 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) Expose sensitive receptors to substantial pollutant concentrations? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Create objectionable odors affecting a substantial number of people? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

EXISTING SETTING

REGIONAL 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 comprises all of Butte, Colusa, Glenn, Sacramento, Shasta, Sutter, Tehama, Yolo, and Yuba counties, the western portion of Placer County, and the eastern portion of Solano County. 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 Nonattainment area consists of all of Sacramento and Yolo counties, and parts of El Dorado, Solano, Placer, and Sutter counties.

LOCAL SETTING

SMAQMD is responsible for limiting the amount of emissions that can be generated throughout Sacramento County, which includes the City of Elk Grove, by various stationary and mobile sources. Concentrations of the following air pollutants: ozone, carbon monoxide (CO), nitrogen dioxide (NO₂), sulfur dioxide (SO₂), respirable and fine particulate matter (PM₁₀ and PM_{2.5}, respectively), and lead are used as indicators of ambient air quality conditions. 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

3.0 INITIAL STUDY CHECKLIST

not only regulate the emissions of the six criteria pollutants listed above, 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, which encompasses the City, is a known area of non-attainment for state and federal standards for ozone as well as state and federal standards for particulate matter less than 10 microns in diameter (PM₁₀) and particulate matter less than 2.5 microns in diameter (PM_{2.5}) (SMAQMD, 2009a). 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.

REGULATORY FRAMEWORK

The following state and local regulations, plans, programs, and guidelines are applicable to the proposed project:

- Federal
 - The federal Clean Air Act (CAA)
- State
 - The California Clean Air Act (CCAA)
- Local
 - The 1991 Air Quality Attainment Plan (AQAP), prepared and submitted by SMAQMD in compliance with the requirements set forth in the CCAA, specifically addressed the nonattainment status for ozone and to a lesser extent, CO and PM₁₀. The CCAA also requires a triennial assessment of the extent of air quality improvements and emission reductions achieved through the use of control measures. All projects are subject to SMAQMD rules and regulations in effect at the time of construction. Specific rules applicable to the construction of the proposed project may include, but are not limited to:
 - **Rule 201 – General Permit Requirements.** Any project that includes the use of equipment capable of releasing emissions to the atmosphere may require permit(s) from SMAQMD prior to equipment operation. Portable construction equipment (e.g., generators, compressors, pile drivers, lighting equipment, etc.) with an internal combustion engine over 50 horsepower are required to have a SMAQMD permit or CARB portable equipment registration.
 - **Rule 402 – Nuisances.** The purpose of this rule is to limit emissions which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or the public, or which cause or have natural tendency to cause injury or damage to business or property.
 - **Rule 403 – Fugitive Dust.** The purpose of this rule is to require that reasonable precautions be taken so as not to cause or allow the emissions of fugitive dust

