



Project Title: High Density Residential General Plan Amendment and Rezone

Lead Agency Name and Address: City of Elk Grove
Development Services - Planning
8400 Laguna Palms Way
Elk Grove, CA 95758

Project Location: Thirteen sites located throughout the City

Project Sponsor's Name and Address: City of Elk Grove See above

General Plan Designation(s): Low Density Residential Estate Residential, Rural Residential, Commercial/Office/Multi-family, Office, Office/Multi-Family, Commercial, Light Industry

Zoning: Agricultural-Residential (AR-5), Residential (RD-4), Open Space (O), Business and Professional (BP), Limited Commercial (LC), Multi-Family (MF), Light Industrial (LI), Special Planning Area (SPA), Permanent Agricultural Intensive (AG-20).

Contact Person: Taro Echiburu

Phone Number: (916) 478-3619

Date Prepared: December 7, 2005

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

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

Planner's Signature

Date

Planner's Printed Name

Taro Echiburu

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 High Density Residential (HDR) General Plan Amendment (GPA) and Rezone project, as proposed, may have a significant effect upon the environment. Based upon the findings contained within this report, the Initial Study will be used in support of the preparation of an Environmental Impact Report.

EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on project-specific screening analysis).
- 2) All answers must take into account the whole action involved, including offsite as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "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 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 "Potentially Significant Unless Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously

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

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

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

Discussion:

- a) **No Impact.** All of the sites proposed for the HDR GPA and rezone are located in urbanized areas. In addition, there are no identified scenic vistas in the vicinity of the sites proposed for the HDR GPA and Rezone. Therefore, the proposed project would result in no impacts to scenic vistas.
- b) **Less Than Significant Impact.** Sites G, J and K are located adjacent to the State Route (SR) 99 corridor. The Scenic Highways Element designates a scenic corridor extending 660-feet on either side of SR 99. These three sites encroach into the 660-foot boundary. The corridor designation primarily addresses signage that is intended to attract the attention of the public traveling on state highways, county roads and navigable rivers. Signage associated with high density residential development would be subject to zoning code requirements which would keep it consistent with design guidelines.

Rock outcroppings are not normally found in the city. There are no identified rock outcroppings within or in the vicinity of any of the sites included in the HDR GPA and Rezone project. Therefore, the project will not affect rock outcroppings within a state scenic highway. Development of sites A, B, C, D, E, F, G, K and M may result in removal of native and non-native trees. None of these sites are located within a state scenic highway.

The Elk Grove Old Town Historic District contains the majority of historically significant buildings in the city. None of the sites included as part of the HDR GPA and Rezone are located within the vicinity of Elk Grove Old Town Historic District. There are no registered historical buildings within any parcels included in the project. Development of the sites will require removal of existing structures which are currently located on several of the sites. None of these structures are located within a state designated scenic highway. Therefore, the proposed HDR GPA and Rezone project would result in less than significant impacts to scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.

- c) ***Potentially Significant Unless Mitigation Incorporated Impact.*** The project is a HDR GPA and Rezone which would modify the density and scale of development allowed on the project sites throughout the City of Elk Grove. Urban development throughout the City limits was anticipated by the Elk Grove General Plan. However, the intensity of development proposed in association with the HDR GPA and Rezone would in several cases be more intense than uses previously analyzed as part of the Elk Grove General Plan EIR. Therefore, impacts to visual character are considered potentially significant and will be discussed in the EIR.
- d) ***Less than Significant Impact.*** The proposed HDR GPA and Rezone project would result in the construction of high density residential uses throughout the City of Elk Grove. Each of the sites is proposed in an urbanized portion of the city with Site M being the most rural. At the time each site is developed, it would create a new source of nighttime lighting resulting from on-site lighting fixtures as well as vehicles going to and from the various sites. All of the sites are located in areas with varying degrees of development and associated lighting. High density residential projects developed as a result of the project will be required to comply with the Citywide Design Guidelines for residential development. Compliance with the design guidelines requires that the use of reflective materials is limited to reduce the impacts of daytime glare. Development projects will also be required to reduce nighttime flow through the installation of light fixtures that are directed/shielded downward and screened consistent with the City of Elk Grove Design Guidelines. Consistency with the design guidelines will ensure that the project impacts related to light and glare are 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	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

- a) **Less than Significant Impact.** Figure 4.1-1 of the Elk Grove General Plan EIR identifies important farmland in the City of Elk Grove. The designations of each site are shown below. In some cases, more than one designation is located on a site.

Site	Designation
A, B, C	Other Land
B, E, G, I, J, K, L	Urban and Built-up Land
C, D, F, G, H	Grazing Land
E, F, L	Farmland of Local Importance
M, South Pointe Policy Area	Farmland of Statewide Importance

Source: City of Elk Grove, 2003.

All sites identified as part of the HDR GPA and Rezone project were anticipated for development as part of the General Plan. Impacts related to conversion of farmland were adequately addressed in the Elk Grove General Plan EIR (SCH #2002062082). Both direct and cumulative impacts to agricultural resources were identified as being significant and unavoidable. The proposed high density residential GPA and rezone would not result in any new farmland conversions beyond those previously addressed in the Elk Grove General Plan EIR. No mitigation was identified to reduce impacts to agricultural resources and the City adopted a Statement of Overriding Considerations on November 19, 2003 for impacts related to the conversion of farmland (Resolution 2003-

216). Therefore, impacts associated with conversion of farmland are considered less than significant and will not be addressed further in the EIR.

- b) ***Less than Significant Impact.*** of the sites proposed as part of the HDR GPA and Rezone, only Site M is located on land that is zoned AG-20, Permanent Agricultural Intensive. None of the proposed HDR GPA and Rezone sites are under Williamson Act Contract. Portions of Site M border a parcel that is under non-renewal and a parcel that is an active Williamson Act Contract. Both parcels are located in Sacramento County. The proposed project would only develop 15 acres of the 69.46 acre Site M with HDR uses. The City of El. Grove adopted a Statement of Overriding Considerations in association with agriculture/urban interface conflicts on the border between the City, Urban Study Areas, and Planning Area. No further impacts beyond those identified in the General Plan EIR would occur. Therefore impacts to Williamson Acts are considered less than significant.
- c) ***Less than Significant Impact.*** Areas to the south and east of Site M are located in Sacramento County. These areas are designated as General Agriculture (20 acres) on the Sacramento County General Plan Land Use Policy Map. However, the Elk Grove General Plan Land Use Concept Plan identifies this area of the County as a "Study Area" with future study needed to determine development potential. The proposed HDR GPA and Rezone project would not result in development pressure to convert these lands to non-agricultural uses as the proposed sites were previously identified for conversion in the Elk Grove General Plan and a Statement of Overriding Considerations was adopted in association with this conversion. Therefore, conversion of farmland to non-agricultural use is considered less than significant.

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

Discussion:

a – e) **Potentially Significant Impact.** All of the sites identified as part of the HDR GPA and Rezone project are designated for residential, commercial, office or light industry uses on the Elk Grove General Plan Land Use Policy Map. Seven of the proposed sites are zoned for agricultural uses (AG-5 and AG-20). The proposed HDR GPA and Rezone would result in a density increase for several of the sites (e.g. Rural Residential [0.1 to 0.5 du/acre] and Low Density Residential [4.1 to 7.0 du/acre] to High Density Residential [15.1 to 30.0 du/acre] which could also result in an increase in pollutant concentrations. Because the proposed HDR GPA and Rezone project would increase the intensity of development on several of the sites above current designations, new significant impacts in violation of an air quality plan or air quality standard that were not previously addressed in the Elk Grove General Plan EIR (SCH #2002062082) could occur. Air quality impacts anticipated to occur as a result of the proposed project’s implementation are considered potentially significant and will be discussed further in the EIR.

- f) ***Less than Significant Impact.*** The proposed project is a HDR GPA and Rezone to increase the amount of high density residential acreage in the City of Elk Grove. High density residential uses are not anticipated to result in the creation or generation of objectionable odors. Therefore impacts associated with creation of objectionable odors are considered less than significant and will not be discussed in the EIR.

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

Discussion:

- a) **Potentially Significant Impact.** Implementation of the proposed HDR GPA and Rezone project could create new significant impacts to special-status plant species, riparian or sensitive habitat that were not previously identified in the Elk Grove General Plan EIR (SCH #2002062082) because the intensity of development would be greater than assumed in the General Plan EIR. Several of the sites contain trees and are adjacent to creeks. In addition, the California Natural Diversity Database (CNDDB) identified tricolored

blackbird in the vicinity of Site A; giant garter snake on Sites J and K; and vernal pool tadpole shrimp and vernal pool fairy shrimp on Site M. Potential for the project to result in impacts to species identified as candidate, sensitive, or special status will be discussed further in the EIR.

- b) **Potentially Significant Impact.** Several sites have the potential to affect riparian habitat. The southwest corner of Site A is adjacent to Strawberry Creek; Site D is crossed by Laguna Creek, Site F is divided by Laguna Creek and Site H is bordered by Laguna Creek on the north. None of the other sites appear to be crossed by creeks or have riparian habitat present. However, impacts on riparian habitat or other sensitive natural communities are considered potentially significant will be addressed in the EIR.
- c) **Potentially Significant Impact.** Vernal pools could potentially be present on Site M. Site G also contains areas of standing water. Sites F and H were also identified by the CNDDDB as having Northern Hardpan Vernal Pool. Further analysis of these sites is necessary to determine the potential presence of vernal pools or wetland features. This issue will be addressed in the EIR.
- d) **Less than Significant Impact.** The proposed HDR GPA and Rezone sites are located through the City of Elk Grove. With the exception of Site M, all of the sites are surrounded by urban development. The potential for the site to interfere substantially with the movement of any native resident or migratory wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites is considered low. Although Sites A, D, F and H are all in the vicinity of, or adjacent to creeks in the City, the project is not anticipated to result in the interference of migratory fish because the project would required to comply with General Plan policies CAQ-21 through CAQ-24 which protect streams. Therefore, this impact is considered less than significant.
- e) **Less than Significant Impact.** The proposed HDR GPA and Rezone project would not conflict with any local policies or ordinances protecting biological resources. However, there are at least one or more trees of various species located on Sites A, B, C, D, E, F, G, H, J, K and M. General Plan policy CAQ-8 and associated action items as well as the city's Tree Protection Ordinance require that onsite trees be protected to the fullest extent feasible or mitigated for in the event that they cannot be retained onsite. As part of the design review process, all project sites would be reviewed for the presence and species of on-site trees. Compliance with General Plan Policy CAQ-8 and the City's Tree Preservation and Protection Ordinance related to onsite trees require applicants to retain trees onsite to the fullest extent possible, mitigate for lost trees through payment of in-lieu fees, preparation and implementation of a Tree Replacement Planting Plan, or the appropriate combination of any of these actions. Because of these standard procedures, impacts to trees are considered less than significant and no further mitigation is required.
- f) **No Impact.** There is no adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other state, regional, or locally adopted conservation plan. Therefore, the proposed project would have no impact.

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

Discussion:

a) **Potentially Significant Impact.** Site L has been surveyed in full while sites, C, D and M have been partially surveyed. All other sites have not been surveyed. Six sites included as part of the HDR GPA and Rezone project are completely vacant. The remaining sites have one or more structures. Site C contains a structure constructed in 1951 and Site D contains a structure built in 1920. Therefore, the project could result in potentially significant impacts and the potential for the project to cause an adverse change in the significance of a historical resource will be discussed further in the EIR.

b) **Less than Significant Impact.** There are no known archaeological resources, as defined in Section 15064.5 of the CEQA Guidelines located on any of the sites included in the proposed HDR GPA and Rezone project. The Cultural Resources Sensitivity Map (Figure 4.11-1) included in the Elk Grove General Plan EIR identifies known sensitive areas throughout the City. According to the map, Sites A, D, F, G, H, K, L and a portion of sites B and M are located within identified sensitive areas. An adopted Elk Grove General Plan policy requires detailed onsite study in these areas at the time development is proposed. However, should a previously unidentified or unanticipated archaeological resource be discovered during construction, the City of Elk Grove requires the following actions pursuant to General Plan Archaeological and Paleontological Policy HR-6-Action 2:

The Planning Division shall be notified immediately if any prehistoric, archaeological, or paleontological artifact is uncovered during construction. All construction must stop and an archaeologist that meets the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historic archaeology shall be retained to evaluate the finds and recommend appropriate action.

All construction must stop if any human remains are uncovered, and the County Coroner must be notified according to Section 7050.5 of California's Health and Safety Code. If the remains are determined to be Native American, the procedures outlined in CEQA Section 15064.5(d) and (e) shall be followed.

Implementation of this general plan policy will prevent any adverse impacts to previously unidentified archaeological resources uncovered during site development to less than significant. Therefore, this issue will not be discussed further in the EIR.

- c) ***Less than Significant Impact.*** See response to item b) above. There are no identified unique paleontological resources or sites, or unique geological features located on the sites included as part of the proposed HDR GPA and Rezone project. Therefore, no impacts to a unique paleontological resource or site, or a unique geological feature should occur. However, should a previously unidentified or unanticipated paleontological resource be discovered during project construction, the General Plan Policy HR-6 will prevent any of the proposed HDR GPA and Rezone sites from having significant impacts upon a previously unidentified or unanticipated paleontological resource, site or unique geological feature. Therefore, impacts to paleontological and unique geologic features considered less than significant and this issue will not be discussed further in the EIR.
- d) ***Less than Significant Impact.*** The proposed HDR GPA and Rezone project would be subject to State law regarding the discovery and disturbance of human remains. It is not anticipated that any human remains will be encountered during construction of the individual HDR projects. However, should any previously unidentified or unanticipated human remains be discovered during project construction, the City of Elk Grove requires mitigation consistent with General Plan Archaeological and Paleontological Policy HR-6-Action 2. Therefore, impacts to human remains are considered less than significant and this issue will not be discussed further in the EIR.

VI. GEOLOGY AND SOILS	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

- a)
- i) ***Less than Significant Impact.*** There are no known faults or Alquist-Priolo earthquake hazard zones within the City limits. The nearest known fault zone is the Foothills Fault system, located over 22 miles east of the City. None of the proposed HDR GPA and Rezone sites are crossed by or adjacent to an

earthquake fault. General Plan Safety Element Policy SA-23 and associated action item SA-23-Action 1, would reduce seismic hazards to less than significant. Therefore, impacts relative to ground rupture are considered less than significant and this impact will not be discussed further in the EIR.

- ii) ***Less than Significant Impact.*** Any major earthquake damage in the City of Elk Grove is likely to occur from ground shaking and seismically related ground and structural failures. Local soil conditions, such as topography, soil strength, thickness, density, water content, and firmness of underlying bedrock affect seismic response. Seismically induced shaking and some damage should be expected to occur but damage should be no more severe in the project area than elsewhere in the region. Nonetheless, the design of the proposed structures in conformance with Uniform Building Code (UBC), Seismic Zone 3, should be sufficient to prevent significant damage from ground shaking during seismic events. The purpose of the UBC is to provide minimum standards to preserve the public peace, health and safety by regulating the design, construction, quality of materials, use, occupancy, location and maintenance of all buildings, structures, grading and certain equipment. Standards address foundation design, and shear wall strength, among others. As a result, the effects resulting from earthquakes and ground shaking would be reduced to a minimum by application of the UBC. In addition, General Plan Safety Element Policy SA-23 and associated action item SA-23-Action 1, would reduce seismic hazards to less than significant. Therefore, impacts relative to strong seismic ground shaking are considered less than significant and this impact will not be discussed further in the EIR.
 - iii) ***Less than Significant Impact.*** Liquefaction is the loss of soil strength due to significant forces and is most likely to occur in deposits of water-saturated alluvium or similar deposits of artificial fill. The City of Elk Grove General Plan EIR indicates that based upon known soil types, groundwater and ground shaking conditions throughout the City, the potential for liquefaction is considered low. Additionally, the potential for ground lurching, differential settlement, and lateral spreading is also considered low. Therefore, this impact is considered less than significant and will not be discussed further in the EIR.
 - iv) ***No Impact.*** The ground at each of the proposed HDR GPA and Rezone sites is level and there are no features present which would expose people or structures to potential landslides. Therefore, no impact would occur and this impact will not be discussed further in the EIR.
- b) ***Less Than Significant Impact.*** Development of the proposed HDR GPA and Rezone sites would require site grading and construction activities that move existing vegetation and topsoil. These activities would result in the disturbance of soils, which are more prone to erosion caused by wind and water.

All development projects are required to comply with the City's Land Grading and Erosion Control Ordinance as well as the requirements of the Clean Water Act. The City's National Pollutant Discharge Elimination System permit requires that all development projects adhere to City-imposed water quality and watershed protection measures throughout construction. Applicants gain coverage under the City's permit by filing a Notice of Intent and a Storm Water Pollution and Prevention Plan (SWPPP) for review and approval prior to the start of construction. The SWPPP identifies the Best Management

Practices (BMPs) to be administered throughout all phases of grading and project construction to ensure that water quality is maintained and that soil erosion and loss of topsoil are reduced to the fullest extent feasible.

All high density residential development constructed on the project sites subsequent to as a result of the proposed HDR GPA and Rezone project would be required to comply with the standards described above. Therefore, impacts related to soil erosion and the potential loss of topsoil are considered less than significant and will not be discussed further in the EIR.

- c) **Less than Significant Impact.** All of the sites included in the proposed HDR GPA and Rezone project are relatively flat and will not require major earth moving activities to accommodate development. The Elk Grove General Plan EIR indicates that there is not a significant quantity of unstable soils present within the City limits. The types of soils as found on the sites and their characteristics identified in the Soil Survey of the Sacramento County, California (USDA, 1993) are summarized in the table below.

Site	Map Unit Name	Erosion Potential	Drainage	Sub Soil Permeability	Effective Depth	Limitations for Road Construction
C D	Redding Gravelly Loam, 0 to 8% slopes	Low/ Moderate	Well	Very Slow	20" – 40"	Moderate
A B C E F G H K L M South Pointe Policy Area	San Joaquin Silt Loam, leveled, 0 to 1% slopes	None/Low	Well	Very Slow	23" – 40"	Severe
E F G	San Joaquin silt loam, leveled – 0-3% slopes	None/Low	Well	Very Slow	23" – 40"	Severe
E	San Joaquin Durixeralfs complex – 0-1% slopes	Low/ Moderate	Well	Very Slow	20" – 40"	Moderate
A C E H I South Pointe Policy Area	San Joaquin-Galt Complex, leveled, 0 - 1% slopes	None/Low	Well	Very Slow	24" – 40"	Severe
G	San Joaquin-Galt Complex, leveled, 0 - 3% slopes	None/Low	Well	Very Slow	24" – 40"	Severe
J K	San Joaquin Urban Complex, 0 to 2% slopes;	Low	Moderately Well	Very Slow	23" – 40"	Moderate
J	San Joaquin-Xerarents Complex, leveled, 0 to 1% slopes	Low	Moderately Well	Very Slow	23" – 40"	Severe
F L	Galt Clay, 0 to 1% Slopes	Low	Poor	Slow	20" – 40"	Severe

M						
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There have been some occurrences of expansive or unstable soils present in the City, which could result in damages to the structures as a result of differential settlement caused by soil expansion and contraction. Safety Element Policy SA-26 requires a geotechnical report for all construction projects that include determination of shrink/swell potential as well as soil stability. All future development subsequent to the proposed HDR GPA and Rezone would be required to comply with this policy. Impacts are considered less than significant.

- d) **Less than Significant Impact.** See table in item c) above. Impacts relative to expansive soils on each of the HDR GPA and Rezone sites cannot be determined without a geotechnical report. Safety Element Policy SA-26 requires a geotechnical report for all construction projects that include determination of shrink/swell potential as well as soil stability. All future development on the proposed HDR GPA and Rezone sites would be required to comply with this policy. Therefore, impacts related to expansive soils are considered less than significant and will not be discussed further in the EIR.

- e) **No Impact.** The County Sanitation District-1 (CSD-1) is the agency responsible for providing sewer service within Elk Grove. All of the HDR GPA and Rezone sites are located in areas with existing sewer service and were anticipated to be developed under the General Plan. Therefore, no impacts are expected because septic tanks or alternative wastewater disposal systems are not proposed. Impacts to sewer service will not be discussed in the EIR.

VII. HAZARDS AND HAZARDOUS MATERIALS	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a) **Less than Significant Impact.** The proposed use for the HDR GPA and Rezone project sites is high density residential. Residential land uses typically do not emit hazardous emissions or handle significant amounts of hazardous or acutely hazardous materials, substances, or waste. Small amounts of hazardous materials may be used during construction activities (i.e. equipment maintenance, fuel, solvents, roadway resurfacing, re-stripping materials, etc.) as well as during operation (fertilizers, pesticides, cleaning solvents, paint, etc.). The use of these materials in the quantities necessary would not result in any adverse health or environmental impacts to people in the vicinity of the project site. Additionally, any hazardous materials used for construction and operation of subsequent development would be required to comply with all applicable local State and Federal standards associated with the handling of hazardous materials. Therefore, impacts related to the transport and uses of hazardous materials are considered less than significant and will not be discussed further in the EIR.
- b) **Potentially Significant Impact.** Construction activities associated with development of the HDR GPA and Rezone sites may include refueling and minor maintenance of construction equipment on-site which could lead to minor fuel and oil spills. The use and handling of hazardous materials during construction activities would occur in accordance with applicable Federal, State, and local laws including California Occupational Health and Safety Administration (CalOSHA) requirements. The properties included in the HDR GPA and Rezone project are located throughout the City. Some sites are located in closer relation to land uses that are sensitive to hazardous materials releases than others. Individual projects facilitated by the proposed HDR GPA and Rezone would be required to comply with the NPDES permit process which requires the preparation of a SWPPP to be reviewed and approved by the Regional Water Quality Control Board. The proposed construction staging areas and fuel and oil changing locations would be identified in each project-specific SWPPP. To the fullest extent possible, these staging areas would be located away from sensitive areas such as residences and schools as well as stream channels and wetlands.

Sites L and M are located in the southern portion of the City of Elk Grove near the Suburban Propane facility. Site L is located approximately 1,500 feet (approximately ¼ mile) from the Suburban Propane facility. Site M is just under a mile away approximately (3,000 feet [.56 mile]) north of the facility. The Elk Grove General Plan EIR identified three off-site hazards (accidental hazards and intentional acts) as shown in the table below.

Incident	Impact Extent	Accidental Incident Probability	Intentional Act Probability
Flash Fire	Out to 1.5 miles	One chance in 2,800,000 a year	One chance in 2,100,000 a year
Vapor Cloud Explosion	Out to 0.75 miles	One chance in 104,000,000 a year	One chance in 3,200,000 a year
Formaldehyde Exposure	Out to 1.0 mile	One chance in 5,350,000 a year	One chance in 31,800,000 a year

As shown, flash fire could occur out to 1.5 miles, vapor cloud explosion could occur out to 0.75 miles and formaldehyde exposure could occur out to 1.0 mile. Both sites L and M are close enough to be exposed to be subject to such events. This impact will be discussed further in the EIR.

- c) **No Impact.** Sites A, C, E, F, H and J are all located in the vicinity of schools. Development resulting from the proposed HDR GPA and Rezone project would not involve the emissions or handling of hazardous materials. However, small amounts of hazardous materials would be used during construction and operation (refer to a, above). Based on the quantities used, impacts associated with emissions are not considered to pose a threat. Therefore, no impact would occur in association with emission or handling of hazardous materials within one quarter mile of a school and this impact will not be discussed in the EIR.
- d) **No Impact.** The HDR GPA and Rezone project sites are not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. As high density residential uses, the project sites would not create a significant hazard to the public or the environment. No impact would occur and this impact will not be discussed in the EIR.
- e) **Potentially Significant Impact.** Site M is located northwest of the Sunset Sky Ranch Airport (FAA designator Q40). This public-use airport is regulated by the California Department of Transportation, Division of Aeronautics. The northeastern corner of this site, where a proposed HDR development could be sited, is located within the overflight zone (Safety Area 3) which covers the widest area for flight safety. This impact is considered potentially significant and will be discussed in the EIR.
- f) **No Impact.** None of the HDR GPA and Rezone project sites are located in the vicinity of a private airstrip. Therefore no impact would occur and this impact will not be discussed in the EIR.
- g) **No Impact.** Upon incorporation, the City of Elk Grove adopted the Sacramento County Multi-Hazard Disaster Plan (SCMDP), which was established to address planned response to extraordinary emergency situations associated with natural disasters and technological incidents. The SCMDP focuses on operational concepts relative to large-scale disasters which can pose major threats to life and property requiring unusual emergency responses. Additionally, the City adopted the Sacramento County Area Plan (SCAP), which is used as a guideline for hazardous material related accidents or occurrences. The purpose of the SCAP is "To delineate responsibilities and actions by various agencies in Sacramento County required to meet the obligation to protect the health and welfare of the populace, natural resource (environment), and the public and private properties involving hazardous materials." Development projects facilitated by the proposed HDR GPA and Rezone would not impede or conflict with the objectives or policies of the identified emergency response plans and evacuation plans. No impact is anticipated and this impact will not be discussed in the EIR.
- h) **No Impact.** The HDR GPA and Rezone project sites are located in urban areas or adjacent to agricultural lands that have been or are being cultivated for agricultural purposes. No wildland areas exist in the City of Elk Grove. The Elk Grove Community Services District Fire Department would provide fire and emergency services at the site in the event of an emergency. Therefore, no people or structures would be exposed to a significant risk of loss, injury or death involving wildland fires. No impact is anticipated and this impact will not be discussed in the EIR.

VIII. HYDROLOGY AND WATER QUALITY

Would the project:

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

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

Discussion:

- a) **Less than Significant Impact.** All of the sites included in the proposed HDR GPA and Rezone are identified for development as urban uses on the General Plan land use map. Sites A, B, D, E and a portion of Site F are zoned AR-5; portions of Site F are also zoned SPA (RD-4), SPA (AR-5), SPA (O), Site G is zoned SC (MF); Site H is zoned SPA (MP); Site I is zoned BP; Sites J and K are zoned LC; Site L is zoned M-1; and Site M is zoned AG-20. Construction surface water quality impacts, operational surface water quality impacts, and groundwater quality impacts associated with development within the planning area have been adequately analyzed in the Elk Grove General Plan EIR. There are several General Plan policies (CAQ-12 through CAQ-15) in addition to standard city requirements that will serve to ensure that significant impacts to water quality and waste discharge will not occur.

Development projects within the City are required to comply with the City's Land Grading and Erosion Control Ordinance which requires that measures be included in project-specific grading plans to minimize erosion potential and water quality degradation from the project area to the fullest extent feasible. Projects must also comply with all applicable NPDES requirements. All project-specific grading plans would be submitted to the RWQCB for approval under the NPDES construction activities storm water permit. The purpose of the permit is to protect water quality from development areas that would discharge into a surface water body. During construction activities, non-storm water discharges to storm water system must be eliminated; a Storm Water Pollution Prevention Plan (SWPPP) must be developed and implemented by the project contractor; and monitoring of discharges to storm water system must be performed. The State has published a set of Best Management Practices (BMPs) for both pre- and post-construction periods. The project-specific SWPPP identifies the appropriate BMPs for coordination with the RWQCB for a given project.

Development of the HDR GPA and Rezone project would not result in additional environmental impacts to water quality standards or waste discharge requirements above those previously anticipated and addressed in the General Plan EIR (SCH #2002062082). Projects would be required to complete with the adopted General Plan policies aimed at reducing impacts to water quality and waste discharge. Therefore, environmental impacts associated with the proposed project are considered less than significant and will not be discussed further in the EIR.

- b) **Less than Significant Impact.** Land use density changes resulting from the proposed HDR GPA and Rezone Project (specifically referring to Sites A through F) would increase the zoning density from AR-5 to RD-20 and RD-30. The increased density would increase the

demand for water which, in turn, could result in an impact to groundwater resources. The proposed project HDR GPA and Rezone project would increase water demand over levels analyzed in the General Plan EIR. The General Plan contains two policies (Policies CAQ-12 and CAQ-14) aimed at reducing impacts related to groundwater supply and recharge to the fullest extent feasible. These policies require compliance with the City's Water Conservation Ordinance, the City's NPDES program, the use of drought-tolerant landscaping, and the use of reclaimed water wherever possible.

As stated in the Elk Grove General Plan EIR (pgs. 4.8-46 and 4.8-47), the Zone 40 Master Plan was developed based on the land use densities for the Sacramento County General Plan which allows for low density uses in this area. The Master Plan indicates that there are sufficient water supplies available for these designations. Compliance with General Plan Policy PF-6, which enforces the protection of groundwater resources, would minimize impacts to groundwater supplies to a less than significant level. Therefore, impacts related to groundwater are considered less than significant and will not be addressed further in the EIR.

- c) **Potentially Significant Impact.** All of the sites included in the HDR GPA and Rezone project are currently designated for urban uses including residential, commercial, light industry, commercial/office/multi-family, and office/multi-family uses in the General Plan Land Use Policy Map. These uses would be amended to be High Density Residential, 15.1 to 30 du/acre. Sites A, D and F are located near creeks and could have the potential alter the existing drainage pattern by introducing development that is more intense than allowed under the existing General Plan Land Use designations and zoning. Therefore, impacts to drainage patterns and runoff are considered potentially significant and will be discussed further in the EIR.
- d) **Potentially Significant Impact.** See response to item c) above.
- e) **Potentially Significant Impact.** See response to item c) above.
- f) **Less than Significant Impact.** See response to item a) above.
- g) **Potentially Significant Impact.** Sites A, D, F, G, H and J proposed as part of the HDR GPA and Rezone appear to be in the 100-year floodplain. Sites B and E are located in the 500-year floodplain. Sites C, I, K, L and M are located outside the 100 and 500-year flood zones. The potential for the proposed HDR GPA and Rezone project to located housing within a 100-year flood hazard will be discussed further in the EIR.
- h) **Less than Significant Impact.** The proposed HDR GPA and Rezone project would not place structures in the 100-year flood hazard area which would impede or redirect flood flows. This impact is considered less than significant and will not be discussed further in the EIR.
- i) **Less than Significant Impact.** The proposed HDR GPA and Rezone project would not cause a significant risk from the exposure of people or structures to severe flooding, including from the failure of a levee or dam. There is no levee or dam located in the vicinity of any of the thirteen proposed HDR GPA and rezone sites. The HDR GPA and rezone would not result in a greater impact than what was previously discussed in the Elk Grove General Plan EIR (SCH #2002062082). The General Plan concluded that flood hazard impacts could be mitigated through implementation of General Plan policies and Action Items (CAQ-11, CAQ-12, SA-12, SA-13, SA-14, SA-15, SA-16, SA-17, SA-18, SA-

19, SA-20, SA-21 and SA-22). Therefore, potential for exposure to flooding is considered less than significant and will not be discussed further in the EIR.

- j) **No Impact.** None of the HDR GPA and Rezone project sites are located in an area that would be affected by a seiche, tsunami, or mudflow. Therefore, the proposed HDR GPA and Rezone would result in no impact regarding inundation and this issue will not be discussed in the EIR.

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

Discussion:

- a) **No Impact.** The proposed HDR GPA and Rezone sites are located throughout the City of Elk Grove. Most of the sites would be infill in areas that are already surrounded by development. All of the sites were anticipated for development as part the Elk Grove General Plan. No impacts to any established communities would occur as all development facilitated by the project would occur within the community of Elk Grove. Therefore, the proposed HDR GPA and rezone would not physically divide an established community and no impact would occur. This issue will not be discussed in the EIR.
- b) **Potentially Significant Impact.** The proposed project is a HDR GPA and Rezone to change previously adopted General Plan and zoning designations for several sites throughout the City of Elk Grove. The project also includes a text amendment to the South Pointe Policy Area on the General Plan Land Use Policy Map that would include 5.5 percent of the overall acreage (11 acres) for multi-family uses. Land use designation changes to some of the proposed sites would result in inconsistencies with General Plan policies. Site M would be inconsistent with General Plan Policy LU-21 which requires that land uses in the East Elk Grove Policy Area conform with the uses shown in Figure LU-3. The proposed land use designation for Site M is Light Industry. This impact is considered potentially significant and will be addressed further in the EIR.
- c) **No Impact.** No habitat conservation plans or natural community conservation plans are in place or applicable to the City. The project does not conflict with any applicable habitat conservation plan or natural community conservation plan. Therefore, no impact is expected and this impact will not be discussed in the EIR.

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

Discussion:

- a) **No Impact.** The proposed HDR GPA and Rezone project consists of rezoning properties throughout the city for development of high density residential housing. The Elk Grove General Plan EIR (SCH #2002062082) identified the planning area, which includes the proposed sites, as being covered by the MRZ-3 classification. This classification is defined as "containing aggregate deposits, the significance of which cannot be evaluated from available data." The future urban uses of the properties would not use or extract any mineral or energy resources and would not restrict access to known mineral resource areas. No impacts related to mineral resources will occur as a result of this project and this issue will not be discussed in the EIR.

- b) **No Impact.** See response to a). The project would have no impact on mineral resources.

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

Discussion:

- a) **Potentially Significant Impact.** The proposed HDR GPA and Rezone project could result in significant permanent noise impacts, or violate noise standards above the impacts previously discussed in the Elk Grove General Plan EIR (SCH #2002062082). Increases in traffic noise impacts could occur from changes in land use designations, especially in cases where the intensity would increase (e.g. from Low Density Residential to High Density Residential such as would occur at Sites A, B and E). Compliance with General Plan policies NO-1 through NO-4 and NO-7 through NO-9 along with associated action items, which establish noise level performance standards, would help minimize permanent noise impacts. However, since these impacts from the proposed land use changes were not previously addressed, the impacts are considered potentially significant and will be addressed further in the EIR.
- b) **Less than Significant Impact.** The proposed HDR GPA and Rezone would not create new noise impacts from the exposure to groundborne vibrations, or temporary construction noise that were not previously addressed in the Elk Grove General Plan EIR (SCH

#2002062082). The General Plan EIR identified construction noise impacts as being significant and unavoidable and a Statement of Overriding Considerations was adopted in association with these impacts on November 19, 2003 (Resolution 2003-216). Therefore, groundborne vibrations, or temporary construction noise impacts are considered less than significant and will not be addressed further in the EIR.

- c) **Potentially Significant Impact.** See response to item a) above.
- d) **Potentially Significant Impact.** See response to item a) above.
- e) **Less than Significant Impact.** The proposed HDR GPA and Rezone project would change the designation of Site M which is within 2 miles of a public use airport, the Sunset Sky Ranch from a Light Industry Use to High Density Residential. Compliance with General Plan policies CI-24, CI-25, LU-39, and NO-2, which establish requirements to coordinate with the Airport Land Use Commission, and provide noise level standards for noise-sensitive land uses, would minimize these impacts to a less than significant level. Therefore, impacts related to the exposure of people to airport noise are considered less than significant and will not be addressed further in the EIR.
- f) **No Impact.** The proposed HDR GPA and Rezone sites are not located within the vicinity of a private airstrip. Therefore, the proposed HDR GPA and Rezone project would result in no impact to the exposure of people to excessive noise levels. This issue will not be addressed further in the EIR.

XII. POPULATION AND HOUSING

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

Discussion:

- a) **Potentially Significant Impact.** The HDR GPA and Rezone project would induce population growth on sites currently designated for non-residential uses (such as Sites H, J, K, L, and M). The project would also increase population density on sites that are currently designated for Rural Residential, Estate Residential or Low Density Residential uses. This impact is potentially significant and will be discussed further in the EIR.

- b) **Less than Significant Impact.** The proposed HDR GPA and Rezone sites are located on currently undeveloped sites or sites developed with rural residential uses. Property owners would be allowed to stay in their property until such time as they choose to utilize the development rights that would be given to the properties as a result of this project. The proposed project would designate each of sites for residential development. When the sites are ultimately developed, there would be more housing than currently exists. As a result persons living within properties included in this project will not be displaced and no replacement housing would be necessary. This impact is considered less than significant and will not be discussed in the EIR.

- c) **Less than Significant Impact.** See response to item b) above.

XIII. PUBLIC SERVICES	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:				
Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Police protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Parks?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Other public facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion:

a-e) **Potentially Significant Impact.** With the exception of Site M, all of the properties included in the project are currently zoned for urban development. All of the sites are designated for urban land uses (Low Density Residential, Estate Residential, Rural Residential, Commercial/Office/Multi-Family, Office, Commercial or Light Industry) on the Elk Grove General Plan Land Use Policy Map. All of the sites would change from non-residential, estate residential, low density residential and rural residential designations to the high density residential land use designation. This increase in density would generate approximately 1,445 additional students (assuming 2,688 high density residential units and generation rates of 03.057 K-6 students per unit; 0.0730 7-8 students per unit; and 01587 9-12 students per unit) (City of Elk Grove, 2003). The HDR GPA and Rezone project would also create the need for additional parkland, fire and police protection. Therefore, impacts to public services associated with the proposed HDR GPA and Rezone project are considered potentially significant and will be examined further in the EIR.

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

Discussion:

- a) **Less than Significant Impact.** The proposed HDR GPA and Rezone project would increase the use of existing neighborhood and regional parks, as some land use designations would change from non-residential uses, rural, estate and low density residential uses to high density residential uses. This change would increase population and result in an increased usage of park facilities. Potential impacts relative to increased demand for park and recreational facilities would could be greater than the impacts previously discussed in the Elk Grove General Plan EIR (SCH #2002062082). General Plan policies (PTO-4, PTO-5) and associated actions related to various aspects of park planning were established to ensure that recreational facilities are not adversely affected by implementation of the General Plan. Compliance with General Plan policies PTO-1 and PTO-4, which support the development of adequate parkland, would minimize impacts to the need for additional recreational facilities resulting from increased population associated with the proposed HDR GPA and Rezone. Therefore, impacts created from the proposed HDR GPA and rezone are considered less than significant and will not be addressed further in the EIR.

- b) **Less than Significant Impact.** The proposed HDR GPA and Rezone project would result in the rezoning of parcels throughout the City to facilitate the development of high density residential housing. No recreational facilities are proposed as part of the proposed HDR GPA and Rezone project nor would existing facilities need to be expanded as a result of the project. Therefore, this impact is considered less than significant and will not be discussed in the EIR.

XV. TRANSPORTATION/TRAFFIC	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

- a - b) **Potentially Significant Impact.** The proposed HDR GPA and Rezone would increase the number of vehicle trips and the volume-to-capacity ratio on area roadways, not addressed at General Plan level over the impacts that were previously addressed in the Elk Grove General Plan EIR (SCH #2002062082). The proposed HDR GPA and Rezone could result in the exceedance of LOS standards. These impacts are potentially significant and will be addressed in the EIR.
- c) **Less than Significant Impact.** The proposed HDR GPA and Rezone project does not include any activities that would interfere with the air traffic in the region. This impact is considered less than significant and will not be discussed in the EIR.
- d) **Less than Significant Impact.** The proposed HDR GPA and Rezone project would not create any new hazards due to design features, inadequate emergency access and parking capacity than what was previously addressed in the Elk Grove General Plan EIR (SCH #2002062082). Site plans for subsequent development projects would be reviewed

for conformance with multi-family design guidelines as appropriate. Therefore, these issues are considered less than significant and will not be discussed further in the EIR.

- e) ***Less than Significant Impact.*** The proposed HDR GPA and Rezone project includes sites located throughout the city. Project-specific development plans would be subject to further review to ensure adequacy of circulation for operational and emergency access. Less than significant impacts related to emergency access would occur as a result of the proposed HDR GPA and Rezone project and this impact will not be discussed in the EIR.
- f) ***Less than Significant Impact.*** The proposed HDR GPA and Rezone project includes sites located throughout the city. Specific development applications would be required to comply with City standards and Zoning Code requirements to ensure adequate parking. Less than significant impacts related to parking would occur as a result of the proposed HDR GPA and Rezone project and this impact will not be discussed in the EIR.
- g) ***Less than Significant Impact.*** The proposed HDR GPA and Rezone project would not conflict with adopted plans or policies regarding alternative transportation. Compliance with General Plan policies CI-3 through CI-7 along with associated action items, which encourage the development and usage of alternative transportation, would minimize impacts to alternative transportation to a less than significant level. Therefore, impacts related to alternative transportation are considered less than significant and will not be discussed further in the EIR.

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

Discussion:

- a) **Potentially Significant Impact.** The proposed HDR GPA and Rezone project would result in greater impacts to wastewater treatment requirements and capacity than the impacts discussed in the Elk Grove General Plan EIR (SCH #2002062082). The proposed HDR GPA and Rezone project would result in the addition of high density residential uses which could adversely impact wastewater. Therefore, impacts related to wastewater treatment are considered potentially significant and will be addressed further in the EIR.
- b) **Potentially Significant Impact.** The HDR GPA and Rezone project sites are within the Sacramento County Zones 40 and 41 for domestic water service. Analysis is needed to determine water demands and adequacy of wastewater treatment facilities associated

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- with the proposed HDR GPA and Rezone project. The EIR will include an analysis of water supply and treatment facilities.
- c) **Potentially Significant Impact.** The proposed HDR GPA and Rezone project would result in greater impacts to storm water drainage facilities than the impacts discussed in the Elk Grove General Plan EIR (SCH #2002062082). The proposed HDR GPA and Rezone project would result in the addition of high density residential uses which could adversely impact storm water. Therefore, impacts related to storm water drainage facilities are considered potentially significant and will be addressed further in the EIR.
- d) **Potentially Significant Impact.** The proposed HDR GPA and Rezone project would be required to connect to the existing Sacramento County Water Agency system with water supplied through Zones 40 and 41. Increases in water demand associated with the project may be potentially significant. The EIR will analyze whether adequate water supplies are available to serve the proposed sites from existing entitlements and resources or if new or expanded entitlements are necessary.
- e) **Potentially Significant Impact.** The proposed HDR GPA and Rezone project sites are located within the service area of the Sacramento County Sanitation Regional District and the County Sanitation District No. 1 (CSD-1). The project would increase the needs of the District for sewage treatment. Increases in wastewater generation associated with the project may be potentially significant. Analysis will be provided in the EIR to determine if the increase in density of development resulting from the proposed HDR GPA and Rezone project would exceed the wastewater treatment requirements of the Sacramento Regional Water Quality Control Board. The need for new or expanded wastewater facilities as a result of the project will also be examined in the EIR.
- f, g) **Potentially Significant Impact.** The proposed HDR GPA and Rezone project would generate non-recyclable waste that would require disposal in nearby landfills. Increases in solid waste generation associated with the proposed project may be potentially significant. Analysis is required to determine whether landfill capacity exists to accommodate the solid waste disposal requirements of the project. This issue will be examined in the EIR.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE

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

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

Discussion:

- a) **Potentially Significant Impact.** The proposed HDR GPA and Rezone has the potential to degrade the environment over the previous impact discussion presented in the Elk Grove General Plan EIR (SCH #2002062082). These issues are considered less than significant and will not be addressed further in the EIR. Impacts to important examples of the major periods of California History or prehistory are considered less than significant.
- b, c) **Potentially Significant.** The proposed HDR GPA and Rezone does have impacts that could be considered cumulatively considerable and that would cause direct or indirect effects on human beings. These impacts are considered potentially significant and will be addressed further in the EIR.

REFERENCES

City of Elk Grove. *City of Elk Grove General Plan*. November 19, 2003.

City of Elk Grove. *City of Elk Grove General Plan Draft Environmental Impact Report*. August 2003.

City of Elk Grove. *City of Elk Grove General Plan Final Environmental Impact Report*. October 2003.

City of Elk Grove Zoning Code.

Quest Consultants Inc. *Quantitative Risk Analysis for Suburban Propane's Propane Terminal and Georgia Pacific's Formalin Tank*. August 25, 2000.

United States Department of Agriculture. Soil Conservation Service. *Soil Survey of Sacramento County, California*. April, 1993.

Please direct all agency comments on this Draft Initial Study by **April 10, 2006** to:

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