



INITIAL ENVIRONMENTAL STUDY and NEGATIVE DECLARATION

Project Title: City of Elk Grove 2008 Housing Element

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

Project Location: City-wide

Project Sponsor's Name and Address: City of Elk Grove
Development Services - Planning
8401 Laguna Palms Way
Elk Grove, CA 95758

General Plan Designation(s): N/A

Zoning: N/A

Contact Person: Taro Echiburú

Phone Number: 916.478.3619

Date Prepared August 27, 2008

1.0 INTRODUCTION

This document is an Initial Study and Negative Declaration (ND) prepared pursuant to the California Environmental Quality Act (CEQA), for the 2008 City of Elk Grove Housing Element (referred to as the “2008 Housing Element” or the “proposed Housing Element”). This ND has been prepared in accordance with CEQA, Public Resources Code Sections 21000 *et seq.*, and the CEQA Guidelines.

An Initial Study is conducted by a lead agency to determine if a project may have a significant effect on the environment. In accordance with the CEQA Guidelines, Section 15064, an environmental impact report (EIR) must be prepared if the Initial Study indicates that the proposed project under review may have a potentially significant impact on the environment. A negative declaration may be prepared instead, if the lead agency prepares a written statement describing the reasons why a proposed project would not have a significant effect on the environment and, therefore, why it would not require the preparation of an EIR (CEQA Guidelines Section 15371). According to CEQA Guidelines Section 15070, a negative declaration shall be prepared for a project subject to CEQA when either:

- a) The Initial Study shows there is no substantial evidence, in light of the whole record before the agency, that the proposed project may have a significant effect on the environment, or
- b) The Initial Study identified potentially significant effects, but:
 - (1) Revisions in the project plans or proposals made by or agreed to by the applicant before the proposed negative declaration is released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur, and
 - (2) There is no substantial evidence, in light of the whole record before the agency, that the proposed project as revised may have a significant effect on the environment.

If revisions are adopted into the proposed project in accordance with the CEQA Guidelines Section 15070(b), a mitigated negative declaration (MND) is prepared.

1.1 LEAD AGENCY

The lead agency is the public agency with primary responsibility over a proposed project. In accordance with CEQA Guidelines Section 15051(b)(1), “the lead agency will normally be the agency with general governmental powers, such as a city or county, rather than an agency with a single or limited purpose.” Based on these criteria, the City of Elk Grove will serve as lead agency for the 2008 Housing Element.

1.2 PURPOSE AND DOCUMENT ORGANIZATION

The purpose of this Initial Study and Negative Declaration is to evaluate the potential environmental impacts of the proposed 2008 City of Elk Grove Housing Element. This document is divided into the following sections:

- 1.0 **Introduction:** Provides an introduction and describes the purpose and organization of this document;

- 2.0 **Project Description:** Provides a detailed description of the proposed Housing Element;
- 3.0 **Environmental Factors Potentially Affected:** Provides an identification of those environmental factors that involve a "Potentially Significant Impact."
- 4.0 **Determination:** Provides the environmental determination for the proposed Housing Element;
- 5.0 **Environmental Checklist and Evaluation:** Describes the environmental setting for each of the environmental subject areas, evaluates a range of impacts classified as "no impact," "less than significant," "potentially significant unless mitigation incorporated," or "potentially significant" in response to the environmental checklist.
- 6.0 **Report Preparation and References:** Identifies staff and consultants responsible for preparation of this document and a list of resources utilized.

This ND has been prepared in accordance with the California Environmental Quality Act (CEQA). Public Resources Code Section 21000 *et seq.*, and the State CEQA Guidelines, California Code of Regulations (CCR) Section 15000 *et seq.* The ND analyzes the potential impacts of the 2008 City of Elk Grove Housing Element.

This is a public document to be used by City to determine whether the Project may have a significant effect on the environment. The City of Elk Grove General Plan was adopted by the City Council in 2003. The General Plan contains supporting environmental studies, as well as extensive goals, policies, and implementation programs designed to identify and address the environmental impacts of development within the City over the long-term.

2.0 PROJECT DESCRIPTION

2.1 DESCRIPTION OF THE 2008 HOUSING ELEMENT

The Draft City of Elk Grove 2008 Housing Element is designed to address the projected housing needs of current and future City residents and comply with State law requiring amendment of the Housing Element by June 30, 2008 (Section 65580 – 65589.8 of the Government Code). The 2008 Housing Element is the City's policy document guiding the provision of housing to meet future needs for all economic segments of Elk Grove, including housing affordable to lower income households. The 2008 Housing Element identifies the policies and actions which the City will implement to ensure that housing in Elk Grove is affordable, safe, and decent. It addresses housing needs by encouraging the provision of an adequate quantity of sites designated for multi-family housing, by assisting in affordable housing development, and through the preservation and maintenance of existing affordable housing stock.

Amendment of the Housing Element is subject to CEQA. No specific development projects are proposed as part of the 2008 Housing Element and no changes in existing land use zones or densities, nor any changes to land use regulations, are proposed. The 2008 Housing Element is consistent with the land uses envisioned in the current Elk Grove General Plan (GP) and does not require the rezone/redesignation of any specific acreages, nor does it require changes to the zoning code that would increase density, result in development not envisioned in the GP, or remove policies that currently protect environmental resources. It provides policies to encourage the development of affordable housing consistent with current General Plan policies. Zoning Ordinance changes associated with implementation of the 2008 Housing

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Element would be minor and mainly proposed to update the Zoning Ordinance to existing State requirements, which the City currently complies with.

It is important to note that should the City determine that additional residential sites or new zoning designations are necessary at some point in the future; the City would conduct the appropriate level of CEQA review prior to taking any action to consider the approval of such changes.

2.2 GOALS OF THE 2008 HOUSING ELEMENT

The 2008 Housing Element contains the following Guiding and Focused goals:

Guiding Goal 1: A High quality of life for all residents;

Focused Goal 1-5: Excellence in the design of new development;

Focused Goal 1-6: Safe and affordable housing for all persons;

Focused Goal 1-8: Creation and maintenance of a strong, positive community image for Elk Grove; and

Focused Goal 1-9: A pattern of land use which enhances the community character of Elk Grove, provides employment and shopping opportunities to serve residents and the region, which provides for use of transit, and which protects Elk Grove's unique historical and natural features.

Also included are six Housing Goals. Under each Housing Goal are the guiding policies and actions (implementation programs) associated with each policy that will be implemented during the 2008-2013 Housing Element period to accomplish the goal. The City's Housing Goals are:

Housing Goal 1: Provide adequate sites, including land suitable for multifamily rental housing, manufactured housing, mobilehomes, housing for agricultural employees, emergency shelters, and transitional housing, to accommodate the City's share of regional housing needs through appropriate zoning and development standards.

Housing Goal 2: Assist in the development and provision of adequate housing stock to meet the needs of extremely low, very low-, low-, and moderate-income households and special needs groups.

Housing Goal 3: Identify and, where appropriate, remove governmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and special needs groups.

Housing Goal 4: Conserve and improve the condition of existing affordable housing stock.

Housing Goal 5: Promote housing opportunities for all persons, regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.

Housing Goal 6: Preserve assisted (subsidized) housing developments for lower income households.

Detailed descriptions of each guiding policy and implementing action, as well as specific timeframes, responsibility for programs, and funding sources, are provided in the City's Draft 2008 Housing Element.

2.3 ENVIRONMENTAL SETTING AND SURROUNDING LAND USES

The environmental setting consists of the areas located within the City limits of Elk Grove, which is located at the southern end of the Sacramento Valley. The Sacramento Valley is bounded by the coastal ranges to the west and the Sierra Nevada to the east. The City's topography is generally flat, with maximum slopes of approximately 3 percent. Interstate 5 aligns north to south near the western boundary of the City, and State Route 99 aligns north to south in the eastern portion of the City. Existing land uses in the City consist of a variety of primarily residential and commercial uses, as well as recreational, open space, office, industrial, and institutional uses.

The existing physical environment is described in more detail in the *City of Elk Grove General Plan Background Report 2003* and the *City of Elk Grove General Plan 2003*. These documents are available at the City of Elk Grove Development Services Department at 8401 Laguna Palms Way, Elk Grove, CA 95758 or online at: http://www.egplanning.org/gp_zoning/general_plan/.

2.4 OTHER APPROVALS REQUIRED

There are no other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement) for the proposed Housing Element. The State Department of Housing and Community Development reviews and certifies Housing Elements; however, its approval is not required for adoption by the City.

3.0 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

4.0 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 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



August 27, 2008

Taro Echiburu

City of Elk Grove
Development Services - Planning

5.0 ENVIRONMENTAL CHECKLIST AND EVALUATION

5.1 EVALUATION OF ENVIRONMENTAL IMPACTS

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

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

5.2 ENVIRONMENTAL CHECKLIST

| | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|-------------------------------------|-------------------------------------|
| I. 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 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 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"/> |

Setting

In general, the dominant visual features within the Elk Grove Planning Area are the open sections of the valley floor, urbanized land uses, agricultural land uses, rivers and creeks, and various species of trees. Because the entire Planning Area consists of relatively flat terrain, views of these resources are available from roadways throughout the Planning Area. Oak trees, streams, creeks, and rivers are among the most significant natural visual features in the Planning Area (City of Elk Grove, 2003a, p. 12-1). Portions of a State and County designated scenic highway, State Route 160 (also known as River Road), are located within the Planning Area for the City of Elk Grove (DOT, 2008). However, this highway lies outside the boundaries of the City of Elk Grove and remains under the jurisdiction of Sacramento County (City of Elk Grove, 2003c, p. 4.13-5). Scenic corridors that extend 660 feet on each side of the right-of-way protect all freeways within Sacramento County. Specifically within the Elk Grove Planning Area, these scenic corridors protect Interstate 5 from the Laguna Boulevard exit to Twin Cities Road, State Route 99 from the Calvine Road exit to the juncture of State Route 99 and the Consumnes River south of Grant Line Road, and the entirety of State Route 160 that is within the Planning Area (City of Elk Grove, 2003a, p. 12-2).

Discussion/Conclusion

a) No Impact. The Elk Grove General Plan does not identify any scenic vistas within the Elk Grove Planning Area. The 2008 Housing Element would not adversely effect a scenic vista. Therefore, no impact would occur.

b-c) Less than Significant Impact. The proposed Housing Element is a policy-level document. While the Housing Element encourages the provision of a range of housing types and affordability levels, it does not include any site-specific designs or proposals nor does it grant any entitlements for development that would degrade the existing visual character of the City. The Housing Element anticipates land uses that are consistent with the land use designations established by the General Plan Land Use Element and Land Use Policy Map and anticipates that provisions of the City's Zoning Code related to high density, affordable, and special needs housing will continue to be implemented. Future residential development projects will require compliance with General Plan policies related to aesthetic resources and Zoning Code requirements associated with site planning and development regulations. In addition, subsequent residential development projects would be subject to the Elk Grove Design Guidelines and the Tree Preservation Ordinance. The Elk Grove Design Guidelines implement the General Plan land use policies and strategies relative to urban design, pedestrian circulation, community and neighborhood identity, and residential, commercial, and industrial project design and would ensure physical, visual, and functional compatibility between residential and other uses, as well as encourage high-quality development in keeping with the desired character of the City. The Tree Preservation Ordinance would require project-specific mitigation for any trees proposed to be removed.

The Housing Element does identify the need to consider increased density and to annually review the adequacy of the City's sites designated for residential uses. Policies such as these do not provide specific details regarding future land use decisions and, as no course of action associated with these policies has been determined (e.g., the City has not yet determined whether it would be appropriate to identify a new zoning designation for higher density uses and the City has not identified any need to rezone/redesignate sites as this time), identification of environmental impacts associated with these policies would be speculative at this time. Should the City determine that additional residential sites or new zoning designations are necessary at some point in the future; the City would conduct the appropriate level of CEQA review prior to taking any action to consider the approval of such changes.

Therefore, implementation of the proposed Housing Element would result in less than significant impacts associated with the degradation of the visual character of the City, including scenic resources within a designated scenic highway.

d) Less than Significant Impact. As discussed under b-c) above, the proposed Housing Element is a policy-level document that does not include any site-specific designs or proposals, nor does it grant any entitlements for development that would increase daytime glare or nighttime illumination in the City. Future residential development projects would be required to be designed and constructed in accordance with the Elk Grove Zoning Code and the Elk Grove Design Guidelines, which contain standards for lighting and building materials that do not produce glare. Chapter III, Section A.2 of the Design Guidelines require street lighting for single-family residential developments to be pedestrian in scale and Chapter IV, Section B.2 requires building lighting for multi-family development to be designed so that light is not directed off-site and so that light sources are shielded downward from direct off-site viewing. In addition, Chapter 23.56 of the Elk Grove Zoning Code contains lighting standards including shielding requirements, types and hours of illumination allowed, and prohibited lighting.

Therefore, implementation of the proposed Housing Element would result in less than significant impacts associated with increased light and glare.

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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.

| | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|-------------------------------------|--------------------------|
| II. AGRICULTURAL 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 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"/> |

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. The Important Farmland Map for Sacramento County designates 5,893 acres within the City as "Farmland of Statewide Importance". There are approximately 175 acres of Prime Farmland within the City limits, approximately 3,997 acres classified as Farmland of Local Importance, and 8,649 acres of Urban and Built-up Land within the City. The majority of the utilized agricultural land uses lie outside the City limits, but within the Planning Area for the City. In addition, there are approximately 100 active Williamson Act contracts within the Elk Grove Planning Area, one of which is within the City of Elk Grove limits. A Notice of Nonrenewal has been filed on 43 contracts and there are also 6 cancelled contracts (City of Elk Grove, 2003c).

Discussion/Conclusion

a-b) Less than Significant Impact. Future development consistent with housing need identified for the City could result in the direct conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland). In addition, the rezoning or redesignation of specific sites to accommodate higher density uses consistent with Housing Element policies could conflict with existing zoning for agricultural use, or a Williamson Act contract. However, the proposed Housing Element is a policy-level document that encourages the provision of a range of housing types and affordability levels. It does not include any site-specific designs or proposals nor does it grant any entitlements for development that would convert agricultural lands to non-agricultural uses or place housing units adjacent to agricultural uses. The Housing Element anticipates land uses that are consistent with the land use designations established by

the General Plan Land Use Element and Land Use Policy Map and anticipates that provisions of the City's Zoning Code related to high density, affordable, and special needs housing will continue to be implemented. The Housing Element does identify the need to consider increased density and to annually review the adequacy of the City's sites designated for residential uses. Policies such as these do not provide specific details regarding future land use decisions and no course of action associated with these policies has been determined (e.g., the City has not yet determined whether it would be appropriate to identify a new zoning designation for higher density uses and the City has not identified any need to rezone/redesignate sites as this time). Therefore, identification of environmental impacts associated with these policies, including consideration of whether or not zoning designations would conflict with or convert existing agricultural uses, would be speculative. Should the City determine that additional residential sites or new zoning designations are necessary at some point in the future; the City would conduct the appropriate level of CEQA review prior to taking any action to consider the approval of such changes.

Furthermore, future residential development projects would require compliance with General Plan policies related to agricultural resources and Zoning Code requirements associated with agricultural zoning districts that are intended to preserve blocks of agricultural land in agricultural or open space use and maintain a continuing agricultural use of those lands. The City of Elk Grove has also adopted a "Right-to-Farm" Ordinance that would ensure that agricultural operations which are operated in a manner consistent with proper and accepted customs and standards are allowed to continue without complaints from nearby residents.

Therefore, impacts associated with the conversion of agricultural lands to non-agricultural uses, as well as impacts associated with conflicts with agricultural zoning and Williamson Act lands, would be considered less than significant.

c) *Less than Significant Impact.* The placement of non-agricultural uses adjacent to agricultural uses can result in agriculture-urban interface conflicts than inadvertently place growth pressure on agricultural lands to convert to urban uses. These conflicts include inconveniences or discomforts associated with dust, smoke, noise, and odor from agricultural operations, restrictions on agricultural operations (such as pesticide application) along interfaces with urban uses, farm equipment and vehicles using roadways, and trespassing and vandalism on active farms. As discussed in **a - b)** above, the proposed Housing Element does not identify specific sites for development and although the Housing Element does identify the need to consider increased density and to annually review the adequacy of the City's sites designated for residential uses, it does not provide specific details regarding future land use decisions or the need to rezone/redesignate specific sites as this time.

If future land use or development proposals included residential land uses or housing adjacent to agricultural land uses, the City would consider agriculture-urban interface conflicts as part of the appropriate environmental review prior to taking any action to consider the approval of such changes. In addition, any future residential development projects will be subject to City of Elk Grove General Plan policies, as well as the "Right-to-Farm" Ordinance. The Right to Farm Ordinance ensures that agricultural operations which are operated in a manner consistent with proper and accepted customs and standards are allowed to continue without complaints from nearby residents. Prospective buyers of property adjacent to agricultural land are required by the Elk Grove General Plan to be notified through the title report that they could be subject to inconvenience or discomfort resulting from accepted farming activities as per provisions of the City's Right -to-Farm Ordinance. These policies would reduce growth pressure on agricultural lands resulting from agriculture-urban interface conflicts in the event that residential land uses were proposed adjacent to agricultural lands at some point in the future.

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Therefore, impacts associated with changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use would be considered less than significant.

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.

| | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|-------------------------------------|-------------------------------------|
| III. 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 non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Result in significant construction-related air quality impacts? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Expose sensitive receptors to substantial pollutant concentrations? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Create objectionable odors affecting a substantial number of people? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Setting

The project area is under the jurisdiction of the Sacramento Metropolitan Air Quality Management District (SMAQMD) and is located in the Sacramento Valley Air Basin. The Sacramento Valley Air Basin has been further divided into planning areas called the Northern Sacramento Valley Air Basin (NSVAB) and the Greater Sacramento Air Region, designated by the U.S. Environmental Protection Agency (EPA) as the Sacramento Federal Ozone non-attainment area. The non-attainment area consists of all of Sacramento and Yolo counties and parts of El Dorado, Solano, Placer, and Sutter counties. The San Francisco Bay Area Air Basin lies to the west, and the San Joaquin Valley Air Basin is located to the south of the City. Considerable transport of pollutants occurs between these air basins, so that air quality in the City is partially determined by the release of pollutants elsewhere. In turn, pollutants generated in the City affect air quality in areas to the north and east. The most problematic pollutants in Elk Grove are ozone, carbon monoxide (CO), and particulate matter (PM). Carbon monoxide no longer exceeds the ambient air quality standards in Sacramento County, but has in the past (City of Elk Grove, 2003c). Sacramento County has met the ambient air quality standards for sulfur dioxide and nitrogen dioxide (SMAQMD, 2005).

The California Clean Air Act (CCAA) of 1988 requires the air districts to endeavor to achieve and maintain the state ambient air quality standards by the earliest practicable date and develop plans for attaining the state ozone, carbon monoxide, sulfur dioxide, and nitrogen dioxide

standards. In compliance with the CCAA, the SMAQMD prepared and submitted the 1991 Air Quality Attainment Plan (AQAP) to mainly address Sacramento County's nonattainment status for ozone and CO, and although not required, PM. The 1991 AQAP was designed to make progress toward attaining the state ozone standard and contained preliminary implementation schedules for control programs. The CCAA requirement for the first triennial progress report and plan revision of the 1991 AQAP was fulfilled with the preparation and adoption of the 1994 Sacramento Area Regional Ozone Attainment Plan. This document was incorporated as part of the State Implementation Plan (SIP) to meet the requirements of the Federal Clean Air Act (FCAA) and replaced the 1991 AQAP (SMAQMD, 2005).

Discussion/Conclusion

a) *Less than Significant Impact.* A project would conflict with or obstruct implementation of the regional AQAP (Sacramento Area Regional Ozone Attainment Plan) if it is inconsistent with the growth assumptions, in terms of population, employment or regional growth in vehicle miles traveled. The emission inventories identified in the Sacramento Area Regional Ozone Attainment Plan are based on projected population forecasts developed by the Sacramento Area Council of Governments (SMAQMD, 1994)). These population forecasts are developed, in part, on data obtained from local jurisdictions and projected land uses and population projections identified in community plans. Projects that result in an increase in population growth that is inconsistent with local community plans would be considered inconsistent with the Sacramento Area Regional Ozone Attainment Plan. The proposed Housing Element foresees land uses that are consistent with the land use designations established by the General Plan Land Use Element and Land Use Policy Map and is intended to encourage adequate housing to accommodate population projected by the General Plan.

Certain policies in the Housing Element identify the need to consider increased density and to annually review the adequacy of the City's sites designated for residential uses. However, those policies do not provide specific details regarding future land use decisions. As no course of action associated with these policies has been determined (e.g., the City has not yet determined whether it would be appropriate to identify a new zoning designation for higher density uses and the City has not identified any need to rezone/redesignate sites as this time), identification of environmental impacts, including potential population growth exceeding that forecasted by the General Plan, would be speculative at this time. Should the City determine that additional residential sites or new zoning designations are necessary in the future; the City would conduct the appropriate level of CEQA review prior to taking any action to consider the approval of such changes. Furthermore, future residential development projects will require compliance with General Plan policies related to air quality, including policies and programs intended to reduce the consumption of fossil fuels and the use of private motor vehicles. Therefore, impacts associated with obstructing implementation of the regional AQAP would be less than significant.

b-d) *Less than Significant Impact.* All federal ambient air quality standards except ozone and the state standards for carbon monoxide, nitrogen dioxide, and PM_{2.5} are met in the Elk Grove area. However, the state ambient standards of ozone and PM₁₀ are regularly exceeded (CARB, 2008). Future development of housing units facilitated by the proposed Housing Element could result in an increase in criteria pollutants during both construction and operational activities and could also contribute substantially to the existing nonattainment status of the Sacramento Air Basin. Construction activities such as excavation and grading operations, construction vehicle traffic, and wind blowing over exposed earth could generate exhaust emissions and fugitive particulate matter emissions that would affect local air quality. This is variable depending on the weather, soil conditions, the amount of activity taking place, as well as the nature of dust control

efforts. Likewise, operational air quality impacts are dependent on the types of land uses and mitigation being used.

The proposed Housing Element does not include any site-specific designs or development proposals, nor does it grant any entitlements for development. Certain policies in the Housing Element identify the need to consider increased density and to annually review the adequacy of the City's sites designated for residential uses. However, those policies do not provide specific details regarding future land use decisions. As no course of action associated with these policies has been determined (e.g., the City has not yet determined whether it would be appropriate to identify a new zoning designation for higher density uses and the City has not identified any need to rezone/redesignate sites as this time), identification of environmental impacts, including air quality impacts, associated with these policies would be speculative at this time. Should the City determine that additional residential sites or new zoning designations are necessary in the future; the City would conduct the appropriate level of CEQA review prior to taking any action to consider the approval of such changes.

In addition, future residential development would be required to comply with General Plan policies related to air quality; Zoning Code requirements regarding odor, particulate matter, and air contaminant standards; conform to the Sacramento Area Regional Ozone Attainment Plan; and to meet National Ambient Air Quality Standards (NAAQS) and SMAQMD thresholds during both construction and operation activities. The proposed Housing Element also contains policies that support energy conserving programs in affordable housing and encourage the development of affordable housing in close proximity to services and transit. These policies would help to reduce adverse effects to air quality through the reduction of fossil fuel consumption and the use of private motor vehicles. Therefore, the proposed Housing Element would have less than significant impacts associated with contributing substantially to an existing or projected air quality violation and increasing criteria pollutants during both construction and operational activities.

e) *Less than Significant Impact.* The Elk Grove General Plan considers residences as well as schools to be "sensitive receptors" in relation to air quality issues (City of Elk Grove, 2003c). Housing units facilitated by the proposed Housing Element would be considered sensitive receptors that could be exposed to pollutant concentrations. However, as discussed under **a)** and **b-d)** above, the proposed Housing Element does not include any site-specific designs or development proposals, nor does it grant any entitlements for development. Future residential development would be required to comply with General Plan policies related to air quality, conform to the Sacramento Area Regional Ozone Attainment Plan, and to meet National Ambient Air Quality Standards (NAAQS) and SMAQMD thresholds during both construction and operation activities. Therefore, the proposed Housing Element would have less than significant impacts associated with exposing sensitive receptors to pollutant concentrations.

f) *No Impact.* Residential developments are not considered to be an emission source that would result in objectionable odors. No impact would occur.

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| | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|-------------------------------------|-------------------------------------|
| IV. BIOLOGICAL RESOURCES. Would the project: | | | | |
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or US Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Setting

Land uses throughout the City of Elk Grove and its Planning Area vary, but the predominant land uses include commercial, and residential. Natural undisturbed open space is present in the western portion of the Planning Area within the Stone Lakes National Wildlife Refuge and in the eastern portion of the Planning Area within the Cosumnes River Preserve. Plant communities within the City of Elk Grove Planning Area include agricultural cropland, annual grassland, fallow agricultural land, horticultural/landscape, irrigation ditches, irrigated pastures, open waters, perennial and seasonal marshes, riparian woodlands, seasonal wetlands, and vernal pools.

The City contains areas of suitable habitat conditions for special-status wildlife species to occur. This is especially true for large undeveloped land areas in the eastern and southern portions of the City that are adjacent to undeveloped lands outside of the City. Known special-status species to occur within the City include the California linderiella, midvalley fairy shrimp, vernal pool fairy shrimp, northwestern pond turtle, giant garter snake and Swainson's hawk (City of Elk Grove, 2003c).

Discussion/Conclusion

a) *Less than Significant Impact.* Future residential development projects consistent with the 2008 Housing Element could result in impacts to biological resources. Site-specific field studies are generally required to search for special-status species and to determine whether suitable habitat for any special-status species occurs on or near a study area. The proposed Housing Element is a policy-level document and while it encourages the provision of a range of housing types and affordability levels, it does not include any site-specific designs or development proposals, nor does it grant any entitlements for development. The Housing Element anticipates land uses that are consistent with the land use designations established by the General Plan Land Use Element and Land Use Diagram and anticipates that provisions of the City's Zoning Code related to high density, affordable, and special needs housing will continue to be implemented. While the Housing Element does identify the need to consider increased density and to annually review the adequacy of the City's sites designated for residential uses, it does not provide specific details regarding future land use decisions and, as no course of action associated with these policies has been determined (e.g., the City has not yet determined whether it would be appropriate to identify a new zoning designation for higher density uses and the City has not identified any need to rezone/redesignate sites as this time), identification of environmental impacts associated with these policies would be speculative at this time. Should the City determine that additional residential sites or new zoning designations are necessary at some point in the future; the City would conduct the appropriate level of CEQA review prior to taking any action to consider the approval of such changes.

Furthermore, future residential development projects will require compliance with General Plan policies related to biological resources. Specifically, the General Plan requires that a biological resources evaluation be conducted for private and public development projects in areas identified to contain or possibly contain special-status plant and animal species. The biological resources evaluation is required to determine the presence or absence of special-status plant and animal species on the site and to identify feasible mitigation measures to mitigate adverse impacts to special-status species to the satisfaction of the City and appropriate governmental agencies such as the U.S. Fish and Wildlife Service, the California Department of Fish and Game, and the U.S. Army Corps of Engineers. In addition, future development projects would be required to mitigate for the loss of protected trees consistent with the City of Elk Grove Tree Preservation and Protection Ordinance (19.12.010). Therefore, adverse impacts to special status plant and animal species, as well as their habitats, would be less than significant.

b-c) *Less than Significant Impact.* Future residential development within the City could result in adverse impacts to sensitive natural communities such as riparian habitat and federally protected wetlands. As discussed under **a)** above, the proposed Housing Element does not include any site-specific designs or development proposals, nor does it grant any entitlements for development. In addition, the proposed Housing Element does not provide specific details regarding future land use decisions and, as no course of action associated with these policies has been determined. Future residential development projects will require compliance with General Plan policies related to riparian and wetland resources. Specifically, future development projects would be subject to General Plan Policy CAQ-9, which requires that the

development review process identify all potentially affected wetland and riparian areas and provide mitigation to ensure that no net loss of wetland or riparian resources occur. Therefore, adverse impacts to federally protected wetlands and riparian resources would be less than significant.

d) *Less than Significant Impact.* As discussed under a) above, the proposed Housing Element is a policy-level document and while it encourages the provision of a range of housing types and affordability levels, it does not include any site-specific designs or development proposals, nor does it grant any entitlements for development. The potential for the proposed Housing Element to impede native resident or migratory wildlife corridors or the uses of wildlife nursery sites cannot be determined as no specific details regarding future land use decisions or development is provided. In the event that the City determines that additional residential sites or new zoning designations are necessary at some point in the future, the City would conduct the appropriate level of CEQA review prior to taking any action to consider the approval of such changes. Environmental review would identify and provide mitigation for any impacts to native wildlife corridors and nursery sites. Furthermore, future residential development projects will require compliance with the General Plan policies related to biological resources. Therefore, impacts would be less than significant.

e) *Less than Significant Impact.* Currently, the only ordinances protecting biological resources in the City (other than General Plan policies) are the City of Elk Grove Tree Preservation and Protection Ordinance (19.12.010) and the City of Elk Grove Swainson's Hawk Ordinance. Under the current City of Elk Grove Tree Preservation and Protection Ordinance, Chapter 19.12 in the City code, native oak trees measuring at least six inches dbh are protected and mitigation must be implemented for development projects that propose to remove the protected trees. The Swainson's Hawk Ordinance requires development projects to mitigate impacts to Swainson's hawk foraging habitat. However, as discussed under a-d) above, the proposed Housing Element does not include any site-specific designs or development proposals, nor does it grant any entitlements for development that would affect biological resources. Future residential development would be required to comply with General Plan policies related to biological resources, as well as comply with both the City of Elk Grove Tree Preservation and Protection Ordinance (19.12.010) and the City of Elk Grove Swainson's Hawk Ordinance. Therefore, the proposed Housing Element would not conflict with any local policies or ordinances protecting biological resources.

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

| | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|-------------------------------------|--------------------------|
| V. CULTURAL RESOURCES. Would the project: | | | | |
| a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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"/> |

Setting

The Elk Grove General Plan Draft Environmental Impact Report states that there are 93 prehistoric and historic Native American archaeological sites within the City of Elk Grove Planning Area. Many, if not most of these archaeological sites are village mounds. Some are known to contain human remains. Many, if not all, have the potential to contain human remains and most are located along rivers, creeks, sloughs and around lakes. In addition, there are 24 historic sites, many of which are remnants of farms and ranches within the City of Elk Grove Planning Area. Included among the historic sites is the Murphy’s Ranch (Murphy’s Corral) site, State Historic Landmark 680 and California Inventory of Historical Resources 182; the site of Joseph Hampton Kerr’s home, California Inventory of Historical Resources 178 and Point of Historical Interest 001; the site of the Old Elk Grove Hotel, Point of Historical Interest 004; and the site of the first free library branch in California, California Historical Landmark No. 817. Old Town Elk Grove became nationally recognized as a historic district on March 1, 1988. It is listed as the Elk Grove Historic District on the National Register of Historic Places. The Eastern Star Hall, located along the Sacramento River, approximately 1.5 miles north of the community of Hood, is the only other site in the Planning Area listed in the National Register of Historic Places.

Discussion/Conclusion

a - d) Less than Significant Impact. Future residential development within the City could conflict with existing known cultural and historical resources in the City. In addition to “known” resource areas, there is the potential that there are undiscovered paleontological and archeological resources that would be encountered and potentially impacted by future construction activities. These resources could include human remains located outside of cemeteries. The Housing Element is a policy-level document. While the Housing Element encourages the provision of a range of housing types and affordability levels, it does not include any site-specific designs or proposals nor does it grant any entitlements for development that

would adversely affect archaeological, paleontological, or historic resources. The Housing Element anticipates land uses that are consistent with the land use designations established by the General Plan Land Use Element and Land Use Policy Map and anticipates that provisions of the City's Zoning Code related to high density, affordable, and special needs housing will continue to be implemented. The Housing Element does identify the need to consider increased density and to annually review the adequacy of the City's sites designated for residential uses. Policies such as these do not provide specific details regarding future land use decisions and, as no course of action associated with these policies has been determined (e.g., the City has not yet determined whether it would be appropriate to identify a new zoning designation for higher density uses and the City has not identified any need to rezone/redesignate sites as this time), identification of environmental impacts associated with these policies would be speculative at this time. Should the City determine that additional residential sites or new zoning designations are necessary at some point in the future; the City would conduct the appropriate level of CEQA review prior to taking any action to consider the approval of such changes.

Future residential development projects will require compliance with General Plan policies related to cultural resources. Per the Elk Grove General Plan, mitigation measures are proposed on all new development projects that protect prehistoric or historic cultural resources, as well as human remains, that are inadvertently discovered during any ground-disturbing activities. The City of Elk Grove also has a Historic Preservation Ordinance (Ordinance 3-2007) that provides "for the identification, designation, protection, enhancement, perpetuation and use of historic resources including buildings, structures, objects, sites, districts, and cultural landscapes within the city that reflect special elements of the city's heritage and cultural diversity".

Therefore, impacts to cultural resources, including archaeological, paleontological, and historic resources, as well as human remains, are considered less than significant.

| | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|-------------------------------------|-------------------------------------|
| VI. GEOLOGY AND SOILS. 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 type="checkbox"/> | <input checked="" type="checkbox"/> |

Setting

No active or potentially active faults underlie the City of Elk Grove based on published geologic maps. The City is not located within an Alquist-Priolo Earthquake Fault Zone and surface

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evidence of faulting has not been observed. However, due to the proximity to the San Andreas Fault Zone and other active faults, the Planning Area may experience non-catastrophic ground shaking. Based upon known soil, groundwater, and ground shaking conditions within the City, the potential for liquefaction is considered low. In addition, the potential for ground lurching, differential settlement, or lateral spreading occurring during or after seismic events in the City is also considered to be low (City of Elk Grove, 2003c).

The San Joaquin soil type is the predominant soil series in the City of Elk Grove; specifically the San Joaquin silt loam (0 to 1 and 0 to 3 percent slopes), the San Joaquin-Durixeralfs complex (0 to 1 percent slopes), the San Joaquin-Galt complex (0 to 1 and 0 to 3 percent slopes), and Redding gravelly loam (0 to 8 percent slopes). The United States Department of Agriculture Soil Conservation Service has classified these soils as moderately well drained and moderately deep over a cemented hardpan. The San Joaquin soil type contains a relatively high percentage of clay minerals and therefore has a high potential to shrink and swell with changing moisture conditions. The San Joaquin soils in the City range from no potential for erosion to a low to moderate potential for erosion (City of Elk Grove, 2003c).

There is a risk for subsidence, the gradual settling or sinking of the earth's surface with little or no horizontal motion, within the City. There are five causes of subsidence that affect the City of Elk Grove – compaction by heavy structures, erosion of peat soils, peat oxidation, fluid withdrawal, and compaction of unconsolidated soils by earthquake shaking. The pumping of water from subsurface water tables for residential, commercial, and agricultural uses causes the greatest amount of subsidence within the City (City of Elk Grove, 2003c).

Discussion/Conclusion

a)

i-iii) *Less than Significant Impact.* The Housing Element includes policies and actions designed to facilitate the construction and conservation of housing which could increase exposure of people and structures to seismic hazards, including rupture of a fault, strong seismic shaking, and seismic-related ground failure. However, the Housing Element is a policy-level document that encourages the provision of a range of housing types and affordability levels rather than identifying any site-specific designs or development proposals. The Housing Element anticipates land uses that are consistent with the land use designations established by the General Plan Land Use Element and Land Use Policy Map and anticipates that provisions of the City's Zoning Code related to high density, affordable, and special needs housing will continue to be implemented. The Housing Element does identify the need to consider increased density and to annually review the adequacy of the City's sites designated for residential uses. Policies such as these do not provide specific details regarding future land use decisions and, as no course of action associated with these policies has been determined (e.g., the City has not yet determined whether it would be appropriate to identify a new zoning designation for higher density uses and the City has not identified any need to rezone/redesignate sites as this time), identification of environmental impacts associated with these policies would be speculative at this time. Should the City determine that additional residential sites or new zoning designations are necessary at some point in the future; the City would conduct the appropriate level of CEQA review prior to taking any action to consider the approval of such changes. In addition, future residential development projects would be required to comply with General Plan policies SA-25 and SA-26 related to seismic hazards. These policies include requirements for development projects to conduct site-specific geotechnical reports that identify measures necessary to ensure stable soil conditions. Furthermore, the City of Elk Grove has adopted the Uniform Building Code

(UBC) and all future residential developments would be required to conform to UBC requirements for Seismic Zone 3 that are intended to be sufficient to prevent significant damage from ground shaking during seismic events. Therefore, impacts related to seismic hazards would be considered less than significant.

iv) No Impact. There are no major slopes in the City of Elk Grove. The maximum land surface slope within the Planning Area is approximately 3 percent. Therefore, no impact would occur in association with landslides.

b) Less than Significant Impact. Future construction within the City would result in the moving and grading of topsoil, which would lead to disturbed soils that are more likely to suffer from erosion from a variety of sources, such as wind and water. As discussed under **a) i-iii)** above, the proposed Housing Element is a policy level document that does not propose any specific development and not directly result in adverse impacts associated with substantial loss of topsoil or erosion. The Elk Grove General Plan requires development projects to conduct site-specific geotechnical reports that identify measures necessary to ensure stable soil conditions. In addition to General Plan policies, any future residential developments would be subject to the City's Land Grading and Erosion Control Ordinance (Title 16 Chapter 16.44 of the City Code), which establishes administrative procedures, minimum standards of review, and implementation and enforcement procedures for controlling erosion, sedimentation and other pollutant runoff. Since the proposed Housing Element does not identify particular sites for housing units or specify policies to increase density or rezone/redesignate specific sites, identification of environmental impacts associated with specific future developments or policies would be speculative at this time. Therefore, erosion impacts resulting from the proposed Housing Element would be less than significant.

c-d) Less than Significant Impact. Future residential development on unstable or expansive soils could create substantial risks to life or property and result in adverse impacts such as on- or off-site landslides, lateral spreading, subsidence, liquefaction, or collapse. As discussed under **a) i-iii)** above, the proposed Housing Element is a policy level document that does not propose any specific development. While the proposed Housing Element does encourage housing consistent with General Plan land use designations and does identify the need to consider increased density and the adequacy of the City's sites designated for residential uses, it does not provide specific details regarding future land use and policy decisions. Impacts resulting from soils that are unstable and/or expansive are generally site-specific and the Elk Grove General Plan requires development projects to conduct site-specific geotechnical reports that identify measures necessary to ensure stable soil conditions. In addition to General Plan policies, any future residential developments would be subject to the City's Land Grading and Erosion Control Ordinance (Title 16 Chapter 16.44 of the City Code), which establishes administrative procedures, minimum standards of review, and implementation and enforcement procedures for controlling erosion, sedimentation and other pollutant runoff. Since the proposed Housing Element does not identify particular sites for housing units or specify policies to increase density or rezone/redesignate specific sites, identification of environmental impacts associated with specific future developments or policies would be speculative at this time. Therefore, impacts resulting from the proposed Housing Element associated with unstable and/or expansive soils would be less than significant.

e) No Impact. The City of Elk Grove General Plan contains a policy that requires residential development on lots smaller than 2 gross acres to connect to public sewer service. The General Plan also prohibits community sewer systems for new development (City of Elk Grove, 2003b). Considering these policies, the number of new residential units in the City that would be served by a septic system would be minimal. New residential units served by septic systems, likely in the

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Rural Residential land use category, would be subject to County of Sacramento, Environmental Management Department regulations which are dictated by the geology of the area where the system is installed (<http://www.emd.saccounty.net/WP/EMDseptic.htm>, 2008). Therefore no impact is anticipated.

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

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| | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| 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"/> |

Setting

A material is considered hazardous if it appears on a list of hazardous materials prepared by a Federal, State, or local agency, or if it has characteristics defined as hazardous by such an agency. According to California Health and Safety Code Section 25501(o), "Hazardous material" means any material that, because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment. "Hazardous materials" include, but are not limited to, hazardous substances, hazardous waste, and any material that a handler or the administering agency has a reasonable basis for believing that it would be injurious to the health and safety of persons or harmful to the environment if released into the workplace or the environment. Searches of the Department of Toxic Substance Control's EnviroStor database and the State Water Resources Control Board Geotracker database identified 44 hazardous material sites in the vicinity of Elk Grove that are associated with a hazardous material related release or occurrence (<https://geotracker.swrcb.ca.gov/>, 2008), (<http://www.envirostor.dtsc.ca.gov/public/>, 2008). There are two major industrial facilities that potentially pose offsite safety hazards within the City: the Suburban Propane facility and the Georgia Pacific Resins facility. The only roadway and transportation route approved for the transportation of explosives, poisonous inhalation hazards, and radioactive materials in the City of Elk Grove is Interstate 5 (City of Elk Grove, 2003c).

There are no air related facilities in the City limits of Elk Grove. There are four airports in the vicinity of the City (Elk Grove Airport/Sunset Sky Ranch, Borges/Clarksburg Airport, Mather Airport, and Franklin Field). Portions of the Comprehensive Land Use Plan (CLUP) boundaries of those airports fall within the City of Elk Grove Planning Area.

Discussion/Conclusion

a-d) Less than Significant Impact. Future development of residential housing units consistent with the Housing Element could create a significant hazard to future residents exposure to the routine transport, use, or disposal of hazardous materials, through exposure to reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment, through exposure to the handling or emission of hazardous materials, or by locating residential development on a site included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. However, impacts associated with hazardous materials would be dependent on the location future residential development and the nature of surrounding land uses. The proposed Housing Element is a policy-level document that encourages the provision of a range of housing types and affordability levels, but does not include any site-specific designs, development proposals, or grant any entitlements for development. The proposed Housing Element anticipates land uses that are consistent with the

land use designations established by the General Plan Land Use Element and Land Use Policy Map and anticipates that provisions of the City's Zoning Code related to high density, affordable, and special needs housing will continue to be implemented. The Housing Element does identify the need to consider increased density and to annually review the adequacy of the City's sites designated for residential uses. Policies such as these do not provide specific details regarding future land use decisions and, as no course of action associated with these policies has been determined (e.g., the City has not yet determined whether it would be appropriate to identify a new zoning designation for higher density uses and the City has not identified any need to rezone/redesignate sites as this time), identification of environmental impacts associated with these policies would be speculative at this time. Should the City determine that additional residential sites or new zoning designations are necessary at some point in the future, the City would conduct the appropriate level of CEQA review prior to taking any action to consider the approval of such changes. Future residential development projects will require compliance with General Plan policies related to safety and hazardous materials, as well as Zoning Code standards regarding hazardous materials, as well as Zoning Code requirements regarding allowed land uses and placement of compatible land uses that are designed to safeguard the public from potential adverse impacts associated with certain land uses, including those that are associated with the use, disposal, and transportation of hazardous materials. Additionally, residential developments do not generally include the routine transportation, use, or disposal of hazardous materials that could create a significant hazard to the public. Therefore, the proposed Housing Element would not create a significant hazard to the public or the environment regarding the transport, storage, use and disposal of hazardous materials.

e-f) *Less than Significant Impact.* Airport-related hazards are generally associated with aircraft accidents, particularly during takeoffs and landings. Airport operation hazards include incompatible land uses, power transmission lines, wildlife hazards (e.g., bird strikes), and tall structures that penetrate the imaginary surfaces surrounding an airport (City of Elk Grove, 2003c). As discussed under **a-d)** above, the proposed Housing Element is a policy level document that does not propose any specific development. While the proposed Housing Element does encourage housing consistent with General Plan land use designations and does identify the need to consider increased density and the adequacy of the City's sites designated for residential uses, it does not provide specific details regarding future land use decisions. Future residential development projects would be evaluated for consistency with the appropriate airport CLUP in order to ensure that airport-related hazards would not occur. Since the proposed Housing Element does not identify particular sites for housing units or specify policies to increase density or rezone/redesignate specific sites, identification of environmental impacts associated with specific future developments or policies would be speculative at this time. Therefore, impacts resulting from the proposed Housing Element associated with airport-related hazards would be less than significant.

g) *Less than Significant 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 Plan 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" (City of Elk Grove, 2003c). As discussed under **a-d)** above, the proposed Housing Element is a

policy level document that does not propose any specific development. While the proposed Housing Element does encourage housing consistent with General Plan land use designations and does identify the need to consider increased density and the adequacy of the City's sites designated for residential uses, it does not provide specific details regarding future land use decisions. Future residential development projects would be evaluated for consistency with the SCMDP and the SCAP. Since the proposed Housing Element does not identify particular sites for housing units or specify policies to increase density or rezone/redesignate specific sites, identification of environmental impacts associated with specific future developments or policies would be speculative at this time. Therefore, impacts resulting from inconsistencies with adopted emergency response plans would be less than significant.

h) No Impact. The California Department of Forestry and Fire Protection, Natural Hazard Disclosure (Fire) map shows that the City of Elk Grove does not contain any land designated as "Wildland Area That May Contain Substantial Forest Fire Risks and Hazards" or as a "Very High Fire Hazard Severity Zone – AB 337" (CDF, 2000). Therefore, no wildland fire impacts would occur.

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

INITIAL STUDY

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

Setting

Sacramento County is part of the Sacramento River watershed and, more specifically, surface water resources in the City of Elk Grove Planning Area are part of the Morrison Creek Stream Group, and include Elder, Elk Grove, Laguna (and tributaries), Morrison, Strawberry, and Whitehouse Creeks. Deer Creek is located in the eastern portion of the Planning Area, parallel to the Cosumnes River. The Cosumnes River is the eastern border of the Planning Area, however, all of the creeks in the area drain into the Morrison Creek Stream Group, then eventually into the Sacramento River. Laguna Creek, the main creek that flows through the City of Elk Grove, has been altered by development. There have been channels, levees, and culverts created to alleviate the possibility of flooding, as well as to accommodate different development scenarios. Some of the other creeks in the Planning Area have also been altered to accommodate development or alleviate flooding potential. A large portion of the Planning Area is located in a Zone X designation, or areas determined by the Federal Emergency Management Agency (FEMA) to be located outside a 500-year floodplain.

Groundwater levels in the City of Elk Grove Planning Area range from fifty feet below sea level to fifty feet above sea level and the majority of the Planning Area has poor groundwater recharge capabilities. The *SCWA Zone 40: Groundwater Management Plan* discusses groundwater in Zone 40, which includes the entire City of Elk Grove. According to the plan, formations that constitute the water-bearing deposits underlying Sacramento County include an upper, unconfined aquifer system consisting of the Victor, Fair Oaks, and Laguna Formations (now known as the Modesto Formation), and a lower, semi-confined aquifer system consisting primarily of the Mehrten Formation known for its fine black sands. Groundwater used in Zone 40 is supplied from both the shallow and deeper aquifer systems and the groundwater quality in the City meets all the CCR Title 22 drinking water quality standards, with the exception of iron, manganese, and arsenic (SCWA, 2004).

Discussion/Conclusion

a) and f) *Less than Significant Impact.* Future residential development within the City could result in both construction and operational impacts to water quality and discharge standards. Potential operational impacts include the use of fertilizers, herbicides and pesticides to maintain lawns, as well as motor vehicle operation and maintenance. Potential construction impacts include grading and vegetation removal activities that would result in the exposure of raw soil materials to the natural elements (wind, rain, etc.) However, the purpose of the proposed Housing Element is to identify the policies and actions which the City will implement to ensure that housing in Elk Grove is affordable, safe, and decent. The proposed Housing Element is a policy-level document that does not include any site-specific designs or development proposals,

nor does it grant any entitlements for development. Therefore, identification and analysis of water quality impacts associated with the proposed Housing Element would be speculative at this time. The Housing Element anticipates land uses that are consistent with the land use designations established by the General Plan Land Use Element and Land Use Policy Map and anticipates that provisions of the City's Zoning Code related to high density, affordable, and special needs housing will continue to be implemented. The Housing Element does identify the need to consider increased density and to annually review the adequacy of the City's sites designated for residential uses. Policies such as these do not provide specific details regarding future land use decisions and, as no course of action associated with these policies has been determined (e.g., the City has not yet determined whether it would be appropriate to identify a new zoning designation for higher density uses and the City has not identified any need to rezone/redesignate sites as this time), identification of environmental impacts associated with these policies would be speculative at this time. Should the City determine that additional residential sites or new zoning designations are necessary at some point in the future; the City would conduct the appropriate level of CEQA review prior to taking any action to consider the approval of such changes.

In addition, future residential developments would be subject to City of Elk Grove General Plan policies intended to reduce impacts associated with hydrology and water quality, as well as Zoning Code requirements associated with creeks and other natural drainage courses/tributary standards. In addition, all new development projects in the City are subject to the requirements of the NPDES Stormwater Permit No. CA0082597, renewed in December 2002, enforced by the Regional Water Quality Control Board (RWQCB). The permit requires that the City impose water quality and watershed protection measures for all development projects and prohibits discharges from causing violations of applicable water quality standards or from resulting in conditions that create a nuisance or water quality impairment in receiving waters. The Grading and Erosion Control Ordinance (Chapter 44 of Title 16 of the City of Elk Grove Code) establishes administrative procedures, standards for review, and implementation and enforcement procedures for controlling erosion, sedimentation, other pollutant runoff, and the disruption of existing drainage and related environmental damage. The ordinance requires that prior to grading activities, a detailed set of plans be developed that include measures to minimize erosion, sediment, and dust created by improvement activities. Compliance with the provisions of the NPDES and the City's Land Grading and Erosion Control Ordinance would reduce impacts the impacts of future residential development. Therefore, water quality and waste discharge impacts would be less than significant.

b) *Less than Significant Impact.* The demand for groundwater associated with future residential development would be dependent on location and density of the development. As discussed under a) and f) above, the proposed Housing Element does not identify specific sites for development or grant any entitlements for development. The Housing Element does identify the need to consider increased density and to annually review the adequacy of the City's sites designated for residential uses. Policies such as these do not provide specific details regarding future land use decisions and, as no course of action associated with these policies has been determined (e.g., the City has not yet determined whether it would be appropriate to identify a new zoning designation for higher density uses and the City has not identified any need to rezone/redesignate sites as this time), identification of environmental impacts associated with these policies would be speculative at this time. Should the City determine that additional residential sites or new zoning designations are necessary at some point in the future; the City would conduct the appropriate level of CEQA review prior to taking any action to consider the approval of such changes. Therefore, impacts would be less than significant.

c-e) Less than Significant Impact. The proposed Housing Element encourages the development of a range of housing types at varying affordability levels within the City of Elk Grove. These residential developments could degrade water quality and deplete groundwater supplies. If development of housing units were to occur in previously undeveloped areas, increased impervious surfaces and grading and vegetation removal activities could increase surface runoff and could therefore exceed the capacity of existing stormwater drainage systems and increase the potential for localized flooding and/or erosion. However, the proposed Housing Element is a policy-level document that does not include any site-specific designs or development proposals, nor does it grant any entitlements for development. The Housing Element anticipates land uses that are consistent with the land use designations established by the General Plan Land Use Element and Land Use Policy Map and anticipates that provisions of the City's Zoning Code related to high density, affordable, and special needs housing will continue to be implemented. The Housing Element does identify the need to consider increased density and to annually review the adequacy of the City's sites designated for residential uses. Policies such as these do not provide specific details regarding future land use decisions and, as no course of action associated with these policies has been determined (e.g., the City has not yet determined whether it would be appropriate to identify a new zoning designation for higher density uses and the City has not identified any need to rezone/redesignate sites as this time), identification of environmental impacts associated with these policies would be speculative at this time. Should the City determine that additional residential sites or new zoning designations are necessary at some point in the future; the City would conduct the appropriate level of CEQA review prior to taking any action to consider the approval of such changes.

Future residential development projects will require compliance with General Plan policies related to hydrology and water quality and Zoning Code requirements associated with creeks and other natural drainage courses/tributary standards. In addition, all new development projects in the City are subject to the requirements of the NPDES Stormwater Permit No. CA0082597, renewed in December 2002, enforced by the Regional Water Quality Control Board (RWQCB). The permit requires that the City impose water quality and watershed protection measures for all development projects and prohibits discharges from causing violations of applicable water quality standards or from resulting in conditions that create a nuisance or water quality impairment in receiving waters. A key component of the NPDES permit is the implementation of the Stormwater Quality Improvement Plan (SQIP) for the City, which consists of six Minimum Control elements and requires stormwater quality treatment and/or Best Management Practices (BMPs) in project design for both construction and operation. The City has identified a range of BMPs and measurable goals to address the stormwater discharges in the City. There are several regulations/procedures in place that implement the SQIP, including the Grading and Erosion Control Ordinance (Chapter 44 of Title 16 of the City of Elk Grove Code) and construction standards. This ordinance establishes administrative procedures, standards for review, and implementation and enforcement procedures for controlling erosion, sedimentation, other pollutant runoff, and the disruption of existing drainage and related environmental damage. The ordinance requires that prior to grading activities, a detailed set of plans be developed that include measures to minimize erosion, sediment, and dust created by improvement activities. Compliance with the provisions of the NPDES, BMPs, and the City's Land Grading and Erosion Control Ordinance would reduce impacts the impacts of future development.

Therefore, the proposed Housing Element would not result in significant impacts to drainage, or runoff as no development is proposed and future development envisioned by the Housing Element would be subject to the regulations discussed above.

g-h) Less than Significant Impact. Portions of the City of Elk Grove are located within the FEMA-designated 100-year flood zone. However, as discussed under **a-f)** above, the proposed Housing Element is a policy-level document that does not include any site-specific designs or development proposals, nor does it grant any entitlements for development. Future development projects would be subject to General Plan policies that restrict the placement of any development on land subject to flooding in a 100-year event. In addition, the Zoning Code sets standards for development in areas prone to flooding. Therefore the proposed Housing Element would not place structures within a 100-year flood zone and impacts would be less than significant.

i) No Impact. The City of Elk Grove is located outside the Folsom Dam Failure Flood Area, which is the nearest dam. Therefore, the project would not expose people or structures to a significant risk of loss, injury, or death as a result of the failure of a dam. No impact would occur.

j) No Impact. The City of Elk Grove is not located near any ocean, coast, or seiche hazard areas and therefore would not expose people or structures to inundation by seiche, tsunami, or mudflow. No impact would occur.

INITIAL STUDY

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

Setting

The City of Elk Grove is characterized by a wide range of existing land uses, consisting primarily of residential and commercial/retail uses. In addition, there are office uses, industrial uses, agricultural uses, and public/private recreation and natural preserve uses. Institutional uses such as schools, churches, and other public entities are also present in the City. Other prominent land uses in the Planning Area include the historic district, a wastewater treatment plant, and two airports (City of Elk Grove, 2003c).

The “Sheldon” are in the eastern portion of Elk Grove is recognized as a unique community within the City that characterizes a “rural lifestyle”. Old Town Elk Grove represents a significant local historical resource that contains many of the City’s historic buildings. In addition, there are several communities created by specific plans within the City. These include East Elk Grove, East Franklin, and Laguna Ridge.

Discussion/Conclusion

a-b) Less than Significant Impact. The Housing Element is consistent with the land uses envisioned in the General Plan and would not require changes to the zoning code, conflict with an adopted specific plan, or remove policies that currently protect environmental resources. The Housing Element is a policy-level document that encourages the provision of a range of housing types and affordability levels. The proposed Housing Element does not include any site-specific designs or development proposals, nor does it grant any entitlements for development. The Housing Element anticipates land uses that are consistent with the land use designations established by the General Plan Land Use Element and Land Use Diagram and anticipates that provisions of the City’s Zoning Code related to high density, affordable, and special needs housing will continue to be implemented. Future residential development projects will require compliance with General Plan policies related to land use and Zoning Code requirements associated with zoning districts, allowable uses, and development standards. The Housing

Element does identify the need to consider increased density and to annually review the adequacy of the City's sites designated for residential uses. Policies such as these do not provide specific details regarding future land use decisions and, as no course of action associated with these policies has been determined (e.g., the City has not yet determined whether it would be appropriate to identify a new zoning designation for higher density uses and the City has not identified any need to rezone/redesignate sites as this time), identification of environmental impacts associated with these policies would be speculative at this time. Should the City determine that additional residential sites or new zoning designations are necessary at some point in the future; the City would conduct the appropriate level of CEQA review prior to taking any action to consider the approval of such changes. Therefore, land use impacts would be less than significant.

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

INITIAL STUDY

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

Setting

Using data contained in SMARA Special Report 156, titled Mineral Land Classification: Portland Cement Concrete Grade Aggregate in the Sacramento-Fairfield Production Consumption Region (1988), the City of Elk Grove was classified for its mineral resource potential and is covered by the MRZ-3 classification. This classification includes areas are those “containing aggregate deposits, the significance of which cannot be evaluated from available data” (City of Elk Grove, 2003c).

Discussion/Conclusion

a-b) No Impact. No significant mineral resources have been identified in the City of Elk Grove. Therefore, no impact to mineral resources would occur.

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

Setting

The major noise sources in the City of Elk Grove consist of State Route 99 and local traffic on streets, commercial and industrial uses, active recreation of parks, outdoor play areas of schools, and railroad operations. Residential and other noise-sensitive uses adjacent to area roadways are affected by traffic noise, especially those areas with no soundwalls adjacent to the roadway. Development adjacent to State Route 99 is affected by highway noise. Noise sources associated with service commercial uses such as automotive repair facilities, wrecking yards, tire installation centers, car washes, loading docks, etc., are found at various locations within the City of Elk Grove. The noise emissions of these types of uses are dependent on many factors, and are therefore difficult to quantify precisely. There are also several park and school uses within the City. Noise generated by these uses depends on the age and number of people utilizing the respective facility and the types of activities they are engaged in. School playing field activities tend to generate more noise than those of neighborhood parks, as the intensity of school

playground usage tends to be higher. At a distance of 100 feet from an elementary school playground being used by 100 students, average and maximum noise levels of 60 and 75 dB, respectively, can be expected. Railroad operations in the City include the Union Pacific Railroad and the California Traction Company Railroad. An average train operating one of those tracks produces an SEL of approximately 105 dB with usage of the warning horn, and approximately 100 dB without the usage of the horn, at a distance of 100 feet. The aircraft noise generation of the airports in the area varies. As part of the General Plan environmental review process, a community noise survey was performed at 7 locations within predominately residential areas in the City and small aircraft was a source of noise at all locations except one.

Discussion/Conclusion

a - d) *Less than Significant Impact.* The proposed Housing Element encourages the provision of a range of housing types and affordability levels. Housing is not considered a major source of noise in the City, but placing housing adjacent to major sources of noise could expose people to temporary or permanent noise levels in excess of standards established in the Elk Grove General Plan. However, the Housing Element is a policy-level document that does not include any site-specific designs or development proposals, nor does it grant any entitlements for development. The Housing Element anticipates land uses that are consistent with the land use designations established by the General Plan Land Use Element and Land Use Policy Map and anticipates that provisions of the City's Zoning Code related to high density, affordable, and special needs housing will continue to be implemented. Future residential development projects will require compliance with General Plan policies related to Noise and Zoning Code noise and vibration standards. In addition, Chapter 6.68 of the Elk Grove Municipal Code addresses sound measurement standards, noise control programs, and other noise performance standards for various use types. The Housing Element does identify the need to consider increased density and to annually review the adequacy of the City's sites designated for residential uses. Policies such as these do not provide specific details regarding future land use decisions and, as no course of action associated with these policies has been determined (e.g., the City has not yet determined whether it would be appropriate to identify a new zoning designation for higher density uses and the City has not identified any need to rezone/redesignate sites as this time), identification of environmental impacts associated with these policies would be speculative at this time. Should the City determine that additional residential sites or new zoning designations are necessary at some point in the future; the City would conduct the appropriate level of CEQA review prior to taking any action to consider the approval of such changes. Therefore, adverse impacts related to a temporary or permanent increase in noise levels would be less than significant.

e-f) *Less than Significant Impact.* As discussed under **a-d)** above, the proposed Housing Element is a policy-level document that does not include any site-specific designs or development proposals, nor does it grant any entitlements for development that would expose people to excessive noise levels. Future development projects would be subject to General Plan policies regarding noise from transportation sources, including aircraft in flight. In addition, Zoning and Municipal Code standards regarding noise would apply. Therefore, impacts would be less than significant.

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

Setting

Elk Grove’s population in the year 2000 was 72,685 persons (SACOG, 2001). Prior to the City’s incorporation in 2000, the population of Elk Grove increased at an average rate of 7 percent annually, or a 70.5 percent increase since 1990 (Elk Grove, 2003b). After incorporation, the City experienced rapid growth. The City’s population in 2005 was 113,083 persons and is expected to grow 21.6 percent from that number to 137,573 by 2010 (SACOG, 2001).

In 2007, the City of Elk Grove had a total of 46,495 housing units. The total number of housing units increased an average of 11.17 percent each year between 2001 and 2007, and the majority of housing units built were single-family detached units and multi-family units with 5 or more units per structure (State of CA, Department of Finance, 2007).

According to the General Plan, the City had a buildout capacity of 63,340 housing units and an estimated holding capacity of approximately 194,453 persons (3.07 persons per household multiplied by 63,340 housing units)(City of Elk Grove, 2003c). However, the City of Elk Grove annexed Laguna West in 2003, adding housing units and acreage available for residential development. Including the annexation of Laguna West in 2003, the City of Elk Grove has a buildout capacity of 68,125 housing units and an estimated holding capacity of 209,143 persons (3.07 persons per household multiplied by 68,125 housing units).

Discussion/Conclusion

a) Less than Significant Impact. The proposed Housing Element contains housing goals intended to encourage housing to meet the City’s affordable housing needs and would therefore accommodate growth rather than induce it. Furthermore, the proposed Housing Element is a policy-level document that encourages the provision of a range of housing types and affordability levels. It does not include any site-specific designs or development proposals, nor does it grant any entitlements for development that would induce population growth. The

Housing Element anticipates land uses that are consistent with the land use designations established by the General Plan Land Use Element and Land Use Policy Map and anticipates that provisions of the City's Zoning Code related to high density, affordable, and special needs housing will continue to be implemented. Future residential development projects will require compliance with General Plan policies related to population growth in the City. The Housing Element does identify the need to consider increased density and to annually review the adequacy of the City's sites designated for residential uses. Policies such as these do not provide specific details regarding future land use decisions and, as no course of action associated with these policies has been determined (e.g., the City has not yet determined whether it would be appropriate to identify a new zoning designation for higher density uses and the City has not identified any need to rezone/redesignate sites as this time), identification of environmental impacts associated with these policies would be speculative at this time. Should the City determine that additional residential sites or new zoning designations are necessary at some point in the future; the City would conduct the appropriate level of CEQA review prior to taking any action to consider the approval of such changes. Therefore, growth-inducing impacts would be less than significant.

b-c) No Impact. The proposed Housing Element encourages the provision and preservation of a range of housing types and affordability levels to meet the City's housing needs. Implementation of the Housing Element would not displace or decrease housing units in the City. Therefore, no impact would occur.

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.

| | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|-------------------------------------|--------------------------|
| XIII. PUBLIC SERVICES. Would the project result in: | | | | |
| a) Fire protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Police protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Schools? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Parks? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Other public facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Setting

The Cosumnes Community Services District (CCSD) provides fire protection and emergency mitigation to a 157-square mile area that includes the cities of Elk Grove and Galt, as well as the unincorporated areas of south Sacramento County. The CCSD provides fire prevention services, fire rescue services, and emergency medical services including ambulance transportation and pre-hospital care. In addition, a Special Operations Division was formed in 2007 that oversees the specialized rescue, hazardous materials, and disaster preparedness needs for the CCSD (<http://www.yourcsd.com/fire/>, 2008).

The City of Elk Grove Police Department (EGPD) currently provides a full range of public safety services within the City limits, including responding to all crime-related events, handling all traffic-related issues and providing community services to the citizens of Elk Grove. All traffic accidents occurring on freeways that pass through Elk Grove (State Route 99 and Interstate 5) are handled by the California Highway Patrol (<http://www.elkgrovepd.org/>, 2008).

The Elk Grove Unified School District (EGUSD) provides public school services for the City of Elk Grove and surrounding areas. The EGUSD boundaries encompass the entire City of Elk Grove, portions of the Cities of Sacramento and Rancho Cordova, and most of southern Sacramento County. Currently, the EGUSD operates 62 schools: 39 elementary schools, 8 middle schools, 8 high schools, 4 alternative education schools, 1 adult school, 1 special education school, and 1 charter school (www.egusd.k12.ca.us, 2008).

Park and recreation services in the City of Elk Grove are discussed under the Recreation section below.

Discussion/Conclusion

a-e) Less than Significant Impact. The proposed Housing Element includes policies and actions designed to facilitate the construction and conservation of housing to meet the City's affordable housing needs. Subsequent residential development projects could result in an increase in demand for public services. However, the Housing Element is a policy-level document that does not include any site-specific designs or development proposals, nor does it grant any entitlements for development. The Housing Element anticipates land uses that are consistent with the land use designations established by the General Plan Land Use Element and Land Use Policy Map and anticipates that provisions of the City's Zoning Code related to high density, affordable, and special needs housing will continue to be implemented. The Housing Element does identify the need to consider increased density and to annually review the adequacy of the City's sites designated for residential uses. Policies such as these do not provide specific details regarding future land use decisions and, as no course of action associated with these policies has been determined (e.g., the City has not yet determined whether it would be appropriate to identify a new zoning designation for higher density uses and the City has not identified any need to rezone/redesignate sites as this time), identification of environmental impacts associated with these policies would be speculative at this time. Should the City determine that additional residential sites or new zoning designations are necessary at some point in the future; the City would conduct the appropriate level of CEQA review prior to taking any action to consider the approval of such changes. Additionally, future residential development projects will require compliance with General Plan policies related to the provision of public services. Therefore, impacts associated with an increased demand for public services would be less than significant.

| | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|-------------------------------------|--------------------------|
| XIV. RECREATION. 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"/> |

Setting

The Cosumnes Community Services District (CCSD) provides parks and recreation services to the Elk Grove community. The Department plans and designs new parks; owns, operates and maintains parks and community centers; manages rentals of community centers, picnic sites and sports fields; and offers recreation programs. As of 2006, the CCSD had 521.9 acres of parkland and 74 parks and offered recreation programs for all ages including special events, preschools, summer camps, teen programs, special interest classes, before- and after-school recreation, non-traditional sports, therapeutic recreation, youth and adult sports and aquatic programming (<http://www.yourcsd.com/parks/>, 2008).

Discussion/Conclusion

a-b) Less than Significant Impact. Future residential development consistent with the 2008 Housing Element could increase the use of existing neighborhood and regional parks or other recreational facilities and require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. However, the proposed Housing Element is a policy-level document and while it encourages the provision of a range of housing types and affordability levels, it does not include any site-specific designs or proposals, nor does it grant any entitlements for development that would result in an increase demand for park and recreational facilities. The Housing Element anticipates land uses that are consistent with the land use designations established by the General Plan Land Use Element and Land Use Policy Map and anticipates that provisions of the City's Zoning Code related to high density, affordable, and special needs housing will continue to be implemented. Since there are no proposed residential developments or land use changes, the demand and requirements for specific parkland acreages, park facilities, financing, and timing associated with the proposed Housing Element cannot be established at this time.

Future residential development projects will require compliance with General Plan policies related to parks and trails and Zoning Code requirements associated with the open space zoning district. The City of Elk Grove requires new residential developments to provide parks through land dedication, fees in lieu, or on-site improvements at a standard of 5 acres of land for

parks per 1,000 residents (City of Elk Grove, 2008b). Future development projects would also be reviewed by the CCSD to ensure that park and recreation facilities would not be adversely impacted and that adequate parkland would be available to meet increased demand. The Housing Element does identify the need to consider increased density and to annually review the adequacy of the City's sites designated for residential uses. Policies such as these do not provide specific details regarding future land use decisions and, as no course of action associated with these policies has been determined (e.g., the City has not yet determined whether it would be appropriate to identify a new zoning designation for higher density uses and the City has not identified any need to rezone/redesignate sites as this time), identification of environmental impacts associated with these policies would be speculative at this time. Should the City determine that additional residential sites or new zoning designations are necessary at some point in the future; the City would conduct the appropriate level of CEQA review prior to taking any action to consider the approval of such changes. Therefore, impacts to park and recreation facilities and services would be less than significant.

| | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|-------------------------------------|--------------------------|
| XV. TRANSPORTATION/TRAFFIC. 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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? | <input type="checkbox"/> | <input type="checkbox"/> | <input 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"/> |

Setting

Roadways are the primary existing transportation facilities within the City of Elk Grove. The existing roadway network consists of freeways, thoroughfares, arterials, collectors, and local streets. Existing bicycle, pedestrian and transit facilities are also present in the City, as well as railroads and related facilities that are generally used for movement of goods. The following are some of the major roadways in the City limits of Elk Grove: Interstate 5, State Route 99, Grantline Road, Calvine Road, Sheldon Road, Elk Grove Boulevard, Franklin Boulevard, Bradshaw Road, Bond Road/Laguna Boulevard, Big Horn Boulevard, Bruceville Road, and Elk Grove-Florin Road. The City has established a Level of Service (LOS) threshold, requiring that roadways operate at a minimum LOS "D" (City of Elk Grove, 2003c).

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There are no airports within the existing City limits; however, the City of Elk Grove Planning Area falls within the Comprehensive Land Use Plan (CLUP) areas of Franklin Field, Mather Field, and the Elk Grove Airport/Sunset Sky Ranch (City of Elk Grove, 2003c).

The City of Elk Grove operates a local transit system called ETran. Routes are coordinated with Regional Transit buses and light rail and South County Transit/Link (SCT/LINK) to areas outside the City. Main transfer points are at the Cosumnes River College, Meadowview Light Rail Station and Laguna Town Hall (<http://www.e-tran.org/general-information.asp>, 2008).

The City's Bicycle and Pedestrian Master Plan (BPMP) identifies existing facilities, opportunities, constraints, and destination points for bicycle users and pedestrians in the City of Elk Grove. One goal of the BPMP is to complete a network of bikeways that serves bicyclists' needs, especially for travel to employment centers, commercial districts, transit stops, institutions, and recreational destinations (City of Elk Grove, 2004). The City also contains a number of multi-use trails that accommodate pedestrians and bicyclists. The Elk Grove Trails Master Plan contains a description of existing off-street, multi-use trails in the City and provides direction on where trails should be located and provides design standards and guidelines to describe the desired characteristics of trails (City of Elk Grove, 2007).

Discussion/Conclusion

a-b) *Less than Significant Impact.* The proposed Housing Element includes policies and actions designed to facilitate the construction and conservation of housing to meet the City's affordable housing needs. Subsequent residential development projects could result in an increase in an increase in traffic on City roadways and a decrease in LOS on those roadways. However, the Housing Element is a policy-level document that does not include any site-specific designs or development proposals, nor does it grant any entitlements for development. The Housing Element anticipates land uses that are consistent with the land use designations established by the General Plan Land Use Element and Land Use Policy Map and anticipates that provisions of the City's Zoning Code related to high density, affordable, and special needs housing will continue to be implemented. The Housing Element does identify the need to consider increased density and to annually review the adequacy of the City's sites designated for residential uses. Policies such as these do not provide specific details regarding future land use decisions and, as no course of action associated with these policies has been determined (e.g., the City has not yet determined whether it would be appropriate to identify a new zoning designation for higher density uses and the City has not identified any need to rezone/redesignate sites as this time), identification of environmental impacts, including increased traffic associated with these policies would be speculative at this time. Should the City determine that additional residential sites or new zoning designations are necessary at some point in the future; the City would conduct the appropriate level of CEQA review prior to taking any action to consider the approval of such changes. Additionally, future residential development projects will require compliance with General Plan policies related to the traffic and circulation. The City requires that all roadways and intersections in Elk Grove operate at a minimum Level of Service "D" at all times and would evaluate traffic generated by future projects for compliance with that requirement. Therefore, impacts associated with an increased demand for public services would be less than significant.

c) *No Impact.* There are no public or private airports or airstrips located within the City of Elk Grove. Therefore, no impact would occur relative to an increase in air traffic.

d-f) *Less than Significant Impact.* As discussed under **a-b)** above, the proposed Housing Element is a policy level document that does not include any site-specific designs or

development proposals, nor does it grant any entitlements for development that would affect the site design, emergency access, or parking of any developments. Future residential development projects will require compliance with General Plan policies related to the traffic and circulation. In addition, future projects would be subject to requirements in the Zoning Code regarding site design and parking. Therefore, impacts would be less than significant.

g) Less than Significant Impact. As discussed under **a-b)** above, the proposed Housing Element does not include any site-specific designs or development proposals, nor does it grant any entitlements for development that would affect either the Trails Master Plan (TMP) or the Bicycle and Pedestrian Master Plan (BPMP). Future residential development would be required to comply with General Plan policies related to alternative transportation, as well as the policies contained in the BPMP and the TMP. Therefore, the proposed Housing Element would not conflict with any local policies or ordinances supporting alternative transportation.

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

Setting

The Sacramento Regional County Sanitation District (SRCSD) provides wastewater conveyance, treatment, and disposal services for the urbanized portion of Sacramento County. The SRCSD operates and maintains more than 70 miles of interceptor pipeline, several large wastewater pumping stations, as well as the Sacramento Regional Wastewater Treatment Plant (SRWTP). The SRWTP treats on average 165 million gallons of wastewater per day (mgd) and is capable of treating up to 400 million gallons per day during peak wet weather flow. The plant operates 24-

hours a day, seven days a week, and 365 days per year. County Sanitation District-1, a contributing agency to the SRCSD, collects wastewater in the City, while SRCSD is responsible for major conveyance, wastewater treatment and wastewater disposal. CSD-1 operates and maintains over 2,600 miles of pipeline and approximately 150 sewage lift stations (<http://www.srcsd.com/index.html>, 2008).

The City of Elk Grove is serviced by two different agencies for domestic water service - the Sacramento County Water Agency (SCWA) and the Elk Grove Water Service (EGWS). The SCWA wholesales water to EGWS. Water sources available to SCWA include a maximum yield 69,900 acre-feet/year (AF/yr) of groundwater, entitlements of 54,900 AF/yr of surface water, and 4,400 AF/year of recycled water. SCWA anticipates its long-term water availability to be approximately 113,000 year, including 40,900 AF/yr of groundwater, 68,637 AF/yr of surface water, and 4,400 AF/yr of recycled wastewater (SCWA, 2005).

Solid waste services in the City are provided by several carriers, varying depending on the type of land use and type of waste being disposed of. Allied Waste Services provides residential solid-waste collection services under an exclusive franchise agreement with the City of Elk Grove. These services include collection of all solid waste, residential recyclables, used motor oil and yard trimmings. Commercial waste in the City of Elk Grove, which includes waste generated by multi-family residential developments, is collected through open competition. Individual businesses can contract for waste collection services through a list of haulers that are registered with the City (City of Elk Grove, 2003c) (<http://www.egrtrashrecycleservices.org/index.asp>, 2008).

a-b) ; d-e) Less than Significant Impact. Future residential development in the City would require adequate municipal wastewater service and adequate domestic municipal water service, including adequate water supplies and wastewater treatment capacity. Increased in demand for wastewater and water service can also result in the exceeding of wastewater treatment requirements and the need for new water or wastewater treatment facilities or expansion of existing facilities. The proposed Housing Element includes policies and actions designed to facilitate the construction and conservation of housing to meet the City's affordable housing needs. However, the Housing Element is a policy-level document that does not include any site-specific designs or development proposals, nor does it grant any entitlements for development. The Housing Element anticipates land uses that are consistent with the land use designations established by the General Plan Land Use Element and Land Use Policy Map and anticipates that provisions of the City's Zoning Code related to high density, affordable, and special needs housing will continue to be implemented. The Housing Element does identify the need to consider increased density and to annually review the adequacy of the City's sites designated for residential uses. Policies such as these do not provide specific details regarding future land use decisions and, as no course of action associated with these policies has been determined (e.g., the City has not yet determined whether it would be appropriate to identify a new zoning designation for higher density uses and the City has not identified any need to rezone/redesignate sites as this time), identification of environmental impacts associated with these policies would be speculative at this time. Should the City determine that additional residential sites or new zoning designations are necessary at some point in the future; the City would conduct the appropriate level of CEQA review prior to taking any action to consider the approval of such changes. Additionally, future residential development projects will require compliance with General Plan policies related to public services and facilities and future development proposals would be reviewed by the appropriate service agencies as part of the development application review process in order to ensure that sufficient capacity in all public services and facilities would be available on time to maintain

desired service levels. Therefore, impacts associated with a significant increase in demand for wastewater and water services would be less than significant.

c) *Less than Significant Impact.* The future development of housing consistent with the 2008 Housing Element could increase runoff and alter normal drainage patterns on project sites. As discussed under **a-b), d-e)** above, the Housing Element is a policy-level document that does not include any site-specific designs or development proposals, nor does it grant any entitlements for development. Any future residential development in the City would be subject to further CEQA review. Furthermore, the Elk Grove Water Resources Division reviews drainage studies and plans for new development to ensure that new storm drainage facilities will accommodate the storm water runoff generated from new structures and roads to convey stormwater to the Sacramento and Cosumnes Rivers. Therefore, impacts associated with the construction of new storm water drainage facilities or the expansion of existing facilities is considered less than significant.

f-g) *Less than Significant Impact.* As discussed under **a-b), d-e)** above, the proposed Housing Element includes policies and actions designed to facilitate the construction and conservation of housing to meet the City's affordable housing needs but does not include any site-specific designs or development proposals, nor does it grant any entitlements for development. Any future residential development would increase the demand for solid waste services in the area and would increase the amount of solid waste generated and sent to local landfills. Solid waste collection and disposal for multi-family residential units would be serviced by the current private haulers. It is anticipated that single family residential customers would be served by the City's contracted service provider, currently Allied Waste. Landfills serving the City of Elk Grove have permitted capacity to serve future development consistent with the General Plan (City of Elk Grove, 2003c). AB 939 and the County Integrated Waste Management Plan, which require recycling programs that result in a 50 percent diversion away from landfills, would apply to new development. Therefore, solid waste impacts would be less than significant.

| | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|-------------------------------------|--------------------------|
| XVII. MANDATORY FINDINGS OF SIGNIFICANCE. 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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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.

Discussion/Conclusion

a) and c) Less than Significant Impact. The Housing Element is a policy-level document. While the Housing Element encourages the provision of a range of housing types and affordability levels, it does not include any site-specific designs or proposals, nor does it grant any entitlements for development that would have the potential to degrade the quality of the environment or to adversely affect human beings. The Housing Element anticipates land uses that are consistent with the land use designations established by the General Plan Land Use Element and Land Use Policy Map and anticipates that provisions of the City's Zoning Code related to high density, affordable, and special needs housing will continue to be implemented. The Housing Element does identify the need to consider increased density and to annually review the adequacy of the City's sites designated for residential uses. Policies such as these do not provide specific details regarding future land use decisions and, as no course of action associated with these policies has been determined (e.g., the City has not yet determined whether it would be appropriate to identify a new zoning designation for higher density uses and the City has not identified any need to rezone/redesignate sites as this time), identification of

environmental impacts associated with these policies would be speculative at this time. Should the City determine that additional residential sites or new zoning designations are necessary at some point in the future; the City would conduct the appropriate level of CEQA review prior to taking any action to consider the approval of such changes. Future residential development projects would require compliance with General Plan policies and other City Codes and ordinances intended to protect the environment. Therefore, the proposed Housing Element would result in less than significant adverse impacts to the environment or to human beings as a result of environmental degradation.

b) *Less than Significant Impact.* As discussed above, the proposed Housing Element is a policy level document that does not propose any specific development or specify sites for development. Therefore, identifying or analyzing cumulative impacts would be speculative at this time. Future residential development projects and/or policies would be subject to environmental review, including a review of cumulative impacts. Therefore, impacts would be less than significant.

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