

MITIGATED NEGATIVE DECLARATION/INITIAL ENVIRONMENTAL STUDY

Project Title: Taft Parcel Map EG-05-849

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

Project Location: 10651 Halfway Road, APN: 123-0160-015 & 016

Project Sponsor's Name and Address: Keith & Dorothy Taft 10651 Halfway Road
Elk Grove, CA 95624

General Plan Designation(s): Rural Residential

Zoning: AR-2 Agricultural-Residential Zone 2 Acres Min.

Contact Person: Mikel Dreiling

Phone Number: 916-478-2255

Date Prepared: December 2005

Project Description

The proposed project is located in the eastern portion of the City of Elk Grove approximately 1,500 feet south of Calvine Road between Excelsior Road and Grant Line Road. The site is located at 10651 Halfway Road (Figure 1). It is further described as APNs 123-0160-015 and 123-0160-016. The project proposes to subdivide two existing 5 acre parcels (10 acres) into four parcels. Three parcels would be 2 acres and the remaining parcel four acres. The application is for a Tentative Parcel Map to create four parcels (Figure 3).

Environmental Setting and Surrounding Land Uses

The project site contains one house in which the project applicant resides and will continue to reside. Behind the house is an approximately 15,000 square foot cement pad. The site is relatively flat and is predominately open land. The vegetation on site consists of grasses, trees and bushes. There are approximately eleven trees on-site concentrated along the property line fronting Halfway Road and around the existing structure (Figure 2). The site is surrounded by residential uses on five and two acre minimum lots.

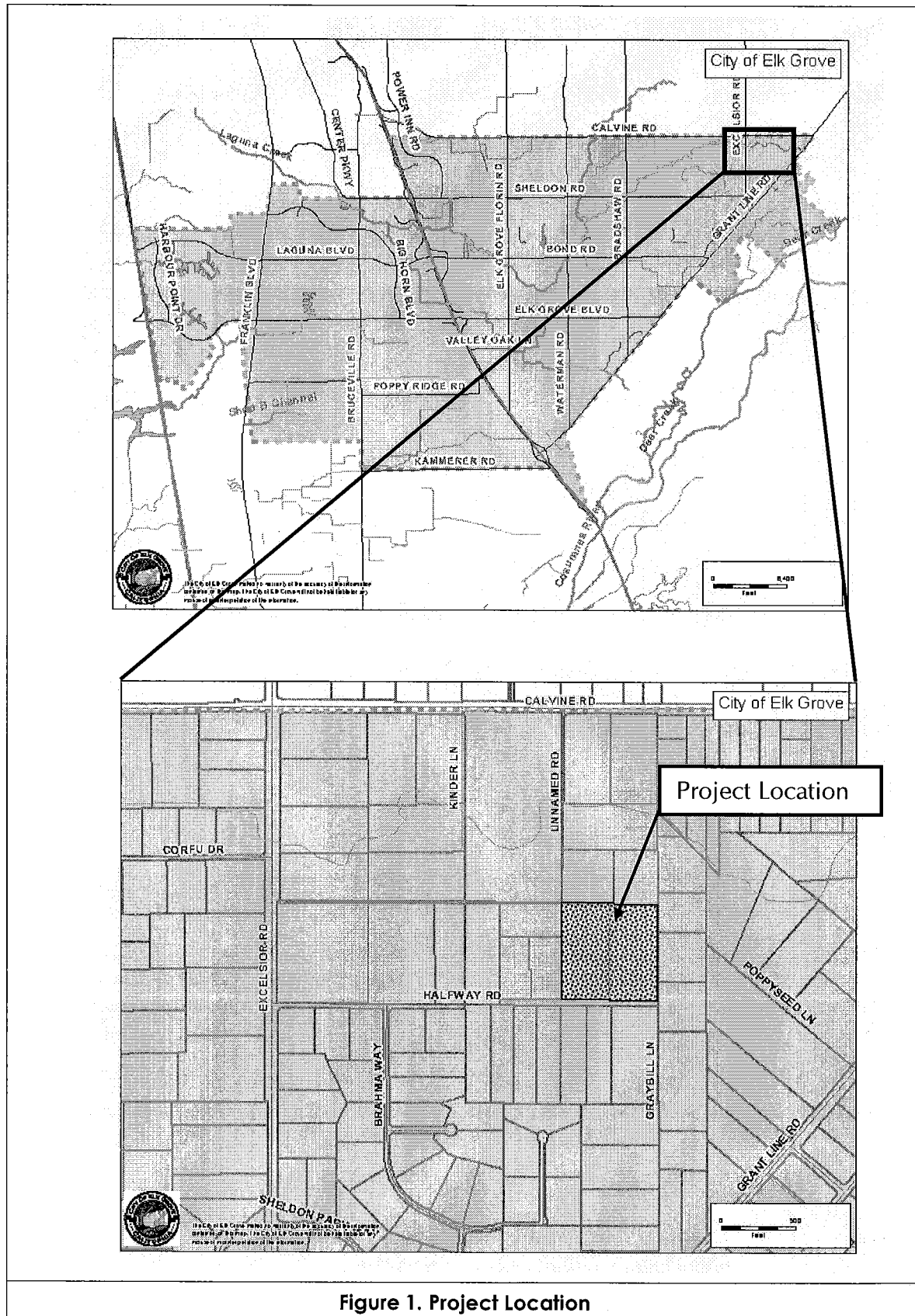


Figure 1. Project Location

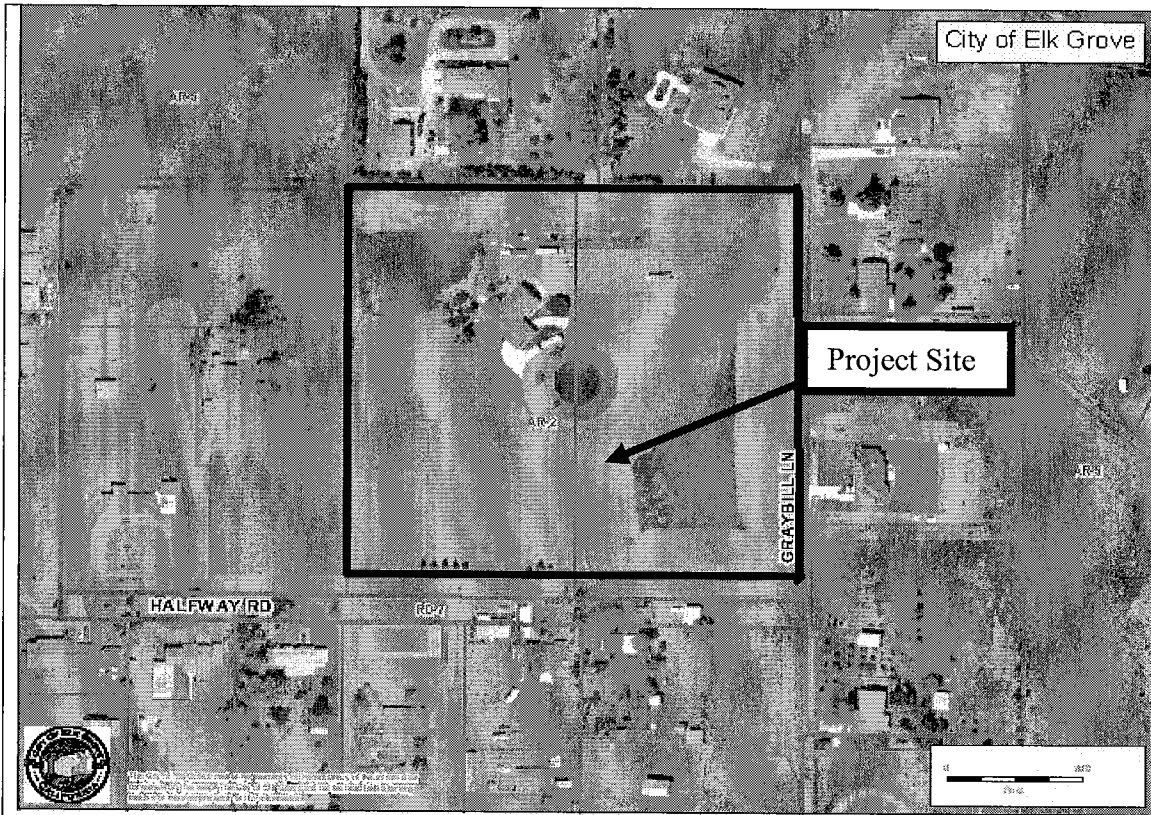


Figure 2. Aerial View

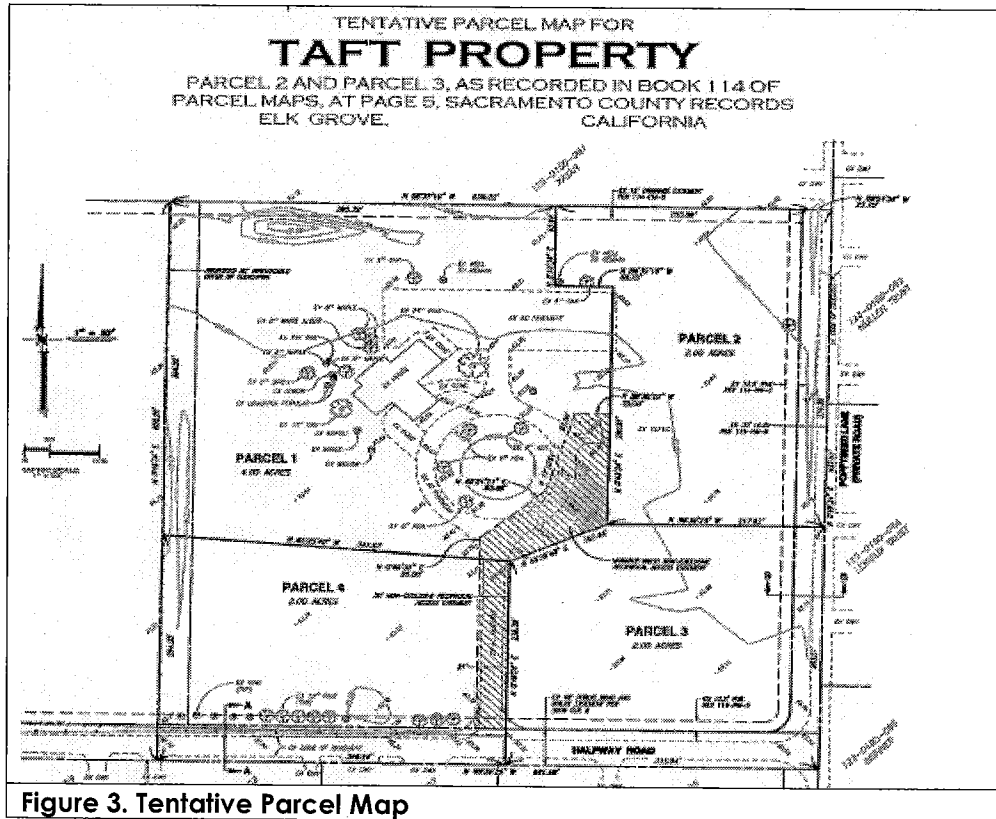


Figure 3. Tentative Parcel Map

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

Environmental Factors Potentially Affected:

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

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

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

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

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

Planner's Signature

Date

Mikel Dreiling

Planner's Printed Name

City of Elk Grove

Development Services - Planning

PURPOSE OF THIS INITIAL STUDY

This Initial Study has been prepared consistent with CEQA Guidelines Section 15063, to determine if the Taft Parcel Map, as proposed, may have a significant effect upon the environment. Based upon the findings contained within this report, the Initial Study will be used in support of the preparation of an Environmental Impact Report.

EVALUATION OF ENVIRONMENTAL IMPACTS

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

- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significance.

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

Discussion/Conclusion/Mitigation:

a-d) No Impact. The project involves the splitting of two parcels into four and does not propose the construction of new homes at this time, although it would allow for the eventual development of three additional residences. The proposed project is located in a rural residential area. The site contains one house and is landscaped with grasses. The site and surrounding area are generally flat and do not contain any scenic vistas. The site does not contain any unique or scenic features such as thick stands of trees, rock outcroppings or historic buildings. The area does not contain any unique features which would be lost or compromised as a result of the project, nor would the project substantially degrade the existing character of the site. Therefore, no impacts to aesthetics are anticipated.

II. AGRICULTURAL RESOURCES

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

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

Discussion/Conclusion/Mitigation:

a-c) No Impact. The Important Farmland Map for Sacramento County designates the project site as Other Land (Figure 4.1-1 in the Elk Grove General Plan Draft EIR, 2003). The proposed project would not be converting Prime or Unique Farmland, or Farmland of Statewide Importance to non-agricultural use. Therefore, no impact to Prime, Unique or Statewide Important Farmland would occur.

The project site is a residential parcel and is not currently being farmed. No Williamson Act Contracts are located on any of the two parcels comprising the project site. Furthermore, no Williamson Act Contracts are located in the immediate vicinity of the project site (Figure 4.1-2 in the Elk Grove General Plan Draft EIR, 2003). The project is not requesting a rezone and will remain Agriculture-Residential 2 acre-minimum (AR-2) zone. Implementation of the proposed project will therefore not result in the conversion of farmland to non-agricultural uses. Therefore, no impacts to Williamson Act Contracts or existing agriculture zoning would occur.

III. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

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

Discussion/Conclusion/Mitigation:

a) Less Than Significant Impact – The proposed project does not conflict with or obstruct the implementation of any applicable air quality plan on either a short-term or long-term basis. The proposed project, which includes a tentative parcel map to split two parcels into four, will not involve an activity that may impair air quality, such as the use of heavy equipment and grading. Any proposed future use on the new parcels will involve small scale construction which will be subject to City regulations designed to reduce potential adverse impacts to air quality. Therefore, the impacts resulting from these emissions are less than significant.

b) Less Than Significant Impact – The Sacramento Metropolitan Air Quality Management District (SMAQMD) has adopted guidelines for determining potential adverse impacts to air quality in the region. The SMAQMD guidelines state that construction of 28 SFR units or more is considered a potentially significant adverse impact. Although no development is proposed as part of this project, future development of the site will include four single-family residences. Because the project site is ten acres in size, potential development of the site includes three (3) lots containing three (3) single-family houses and accessory structures.

Given that the proposed project is well below the SMAQMD threshold, and that construction activities will be subject to SMAQMD rules aimed at reducing potential air quality impacts and with the City of Elk Grove requirements, impacts to air quality are considered less than significant.

- c) **Less Than Significant Impact** – While the proposed project does not include the construction of residences, future development will contribute to criteria pollutants for which the project region is in non-attainment under an applicable federal or state ambient air quality standard. Given that three single family residences would be constructed, it will not result in a cumulatively considerable net increase. Temporary or short term increases in dust and particulate matter from construction activities, such as grading and construction-related vehicular traffic are minor due to the small size of the proposed project. Potential long-term impacts related to additional vehicle trips for three residential parcels are minimal. The development is consistent with the City of Elk Grove General Plan and air quality impacts related to residential build-out of the City are addressed in the General Plan Environmental Impact Report as a cumulatively significant and unavoidable impact. Therefore, the project's incremental contribution is considered less than significant.
- d-f) **Less Than Significant Impact** – The project involves splitting two parcels into four and does not propose construction at this time, although the project would allow three additional houses to be built in the future. Therefore, there will not be significant construction related activities and the impact is less than significant. In addition, the project area is surrounded by rural agricultural and low density residential uses. Sensitive receptors, such as elderly housing, school playgrounds and hospitals, are not in close proximity to the project site. Therefore, the project does not expose any sensitive receptors to substantial pollutant concentrations and impacts are considered less than significant. The project is for a small amount of low density residential development, which does not create objectionable odors affecting a substantial number of people and therefore has less than significant impact.

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

Discussion/Conclusion/Mitigation:

a) Potentially Significant Unless Mitigation Incorporated. The project site is 10 acres and contains a single family residence. There are approximately eleven trees on site. The project site is located within two miles of known Swainson's hawk nesting sites. Swainson's hawk is a state listed threatened species known to forage within 10 miles of its nest. The Department of Fish and Game has determined that parcels with foraging habitat of five (5) acres or more in size are

recognized to be the minimum acreage required for viable foraging habitat for this species. The proposed project site is a 10 acre parcel with an abundance of open land which provides for potential foraging habitat for Swainson's hawk. Approximately two acres of the site have been disturbed by the existing residence, cement pad in the rear yard, and access drive. These two acres are not viewed as viable foraging habitat for the Swainson's hawk since they have been disturbed. Therefore, approximately eight acres of the ten acres of the project site constitutes potential Swainson's hawk foraging habitat that will be adversely impacted by its development. Adverse effects on the habitat of a state listed species are considered a potentially significant impact. The City of Elk Grove has developed mitigation measures to reduce impacts to Swainson's hawk foraging habitat to a less than significant level (see Mitigation Measure 1). This mitigation measure requires that existing habitat be protected in perpetuity either directly through the acquisition of land or conservation easements, or through the payment of a mitigation fee. The fee will be used for the acquisition of land or conservation easements to protect suitable Swainson's hawk habitat. The applicant will be required to comply with this mitigation measure. Therefore impacts to Swainson's hawk foraging habitat are less than significant.

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

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

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

- Preserve 1.0 acre of similar habitat for each acre lost. This land shall be protected through a fee title or conservation easement acceptable to the City of Elk Grove as set forth in Chapter 16.130.040(a) of the City of Elk Grove Municipal Code as such may be amended from time to time and to the extent that said Chapter remains in effect, OR
- Purchase mitigation credits at a 1:1 ratio (one credit per each acre of habitat lost) at a Department of Fish and Game approved mitigation bank, OR
- Submit payment of Swainson's hawk impact mitigation fee per acre of habitat impacted (payment shall be at a 1:1 ratio) to the City of Elk Grove in the amount set forth in Chapter 16.130 of the City of Elk Grove Code as such may be amended from time to time and to the extent that said chapter remains in effect.

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

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

b-f) No Impact. The project site is located approximately six hundred feet from a tributary of Laguna Creek. The site is not identified as having any natural community that could be affected by the project. Therefore, the project would not have an adverse effect on any riparian habitat or other sensitive natural community.

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

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

The project site is developed and covered with grasses. There are approximately eleven trees on the project site. The proposed project will not require removal or disturbance of sensitive biological resources or landmark trees. The project will be required to comply with mitigation measure MM-2. Therefore, no conflicts with local policies or ordinances protecting biological resources would occur.

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

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

Discussion/Conclusion/Mitigation:

a-d) Less than Significant Impact. The project site is not located in a sensitive area as depicted on Elk Grove General Plan Draft EIR Figure 4.11-1, Cultural Resources Sensitivity Map.

Pursuant to current State law, if prehistoric or historic cultural resources are inadvertently discovered during any ground-disturbing activities, all work in the area shall stop immediately and the City shall be notified of the discovery. No work shall be done in the area of the find and within 100 feet of the find until a professional archaeologist can determine whether the resource(s) is significant. If necessary, the archaeologist shall develop mitigation measures consistent with the State CEQA Guidelines in consultation with the appropriate state agency and, if applicable, a representative from the Native American Heritage List. A mitigation plan shall be submitted to the City for approval. Mitigation in accordance with this plan shall be implemented before any work is done in the area of the resource find. Therefore, impacts to archaeological resources are considered less than significant.

The proposed project will be required to comply with State law regarding the discovery and disturbance of human remains as described above. The proposed project involves parcel splits

and does not propose construction at this time, although it would allow for future development of three additional residences. However, should any previously unidentified or unanticipated human remains be discovered during project construction, the City of Elk Grove requires mitigation consistent with General Plan Archaeological and Paleontological Policy HR-6-Action 2. Therefore, potential impacts to human remains are considered less than significant.

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

Discussion/Conclusion/Mitigation:

a)(i)-ii) *Less than Significant Impact.* The site is not located within an Alquist-Priolo earthquake hazard zone and there are no known faults crossing or in the vicinity of the project site. However, the project site, as with virtually all sites within the state, would be vulnerable to ground shaking in the event of an earthquake. The nearest active fault is the Foothills Fault System, which is located approximately 40 miles east of the site. The maximum level of ground motion that would be experienced at the project site would be caused by a seismic event of 6.5 magnitude or greater, on the Foothills Fault (Elk Grove, 2003). As the project site is not in an area with deposits of water-saturated alluvium or similar deposits of artificial fill, the potential for liquefaction is minimal. The project site and surrounding vicinity are relatively flat eliminating the potential for landslides.

The project shall be designed and constructed in accordance with the requirements of the Uniform Building Code (UBC). Adherence to the provisions of the UBC will reduce the potential for structural damage in the event of an earthquake. Therefore, seismic related impacts are considered less than significant.

Any major earthquake damage in the City of Elk Grove is likely to occur from ground-shaking and seismically related ground and structural failures. Local soil conditions, such as topography, soil strength, thickness, density, water content, and firmness of underlying bedrock affect seismic response. Seismically induced shaking and minimal damage should be expected to occur. However, damage will be no more severe at the project site than elsewhere in the region. Therefore, this impact is considered less than significant.

a)(iii)(iv) *No impact.* There are no known geological hazards caused by ground failure or liquefaction which would prevent use of the site. Therefore, no impact will occur. The ground is level and approval of the project would not expose people or structures to potential landslides. Therefore, no impact will occur.

b) *Less than Significant Impact.* Some soil erosion is expected during construction, but loss of topsoil is not a significant issue. Existing standards regulate land grading and erosion control if construction occurs during winter months (October-March) when there is the highest potential for topsoil erosion. This impact is considered less than significant.

c) *No Impact.* See items a and b, above.

d) *Less than Significant Impact.* According to the General Plan EIR, the City mostly consists of the San Joaquin Soil group. Shrink-swell potential in this soil group is high based on the high percentage of claypan (City of Elk Grove, 2003). A Soil Report is required prior to issuance of a building permit (in accordance with the Grading Ordinance and the UBC) where potential expansive soils are present. If expansive soils are determined through the Building Permit process, corrective measures as defined by the UBC will be implemented.

e) *No Impact.* The project is required to connect to a public sewer system; therefore, no impact will occur.

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

Discussion/Conclusion/Mitigation:

a - h) No Impact. The proposed project involves the creation of four lots from an existing two. The proposed project would not result in a significant risk of explosion or accidental release of hazardous substances. No waterways are located on the site and the project would be required to obtain a National Pollution Discharge Elimination System (NPDES) General Construction Activity Storm Water Permit. The project contractor would be required to file a Notice of Intent (NOI) under the State's NPDES General Construction Permit (CAS00002). This permit requires that a Storm Water Pollutant Prevention Plan (SWPPP) be prepared specifying Best Management Practices (BMPs) to reduce construction related-impacts on the project site. Therefore, no impact is anticipated.

The nearest airport/airstrip is the Borges-Clarksburg Airport located at 54258 South River Road in the town of Clarksburg. The Airport is approximately 2.5 miles northwest of the project site. Normal operations of this facility would not result in safety related or other adverse impacts to people working at or near the project site. Therefore, no impact is anticipated.

The area surrounding the project site is rural residential. Figure 4.4-1 of the Elk Grove General Plan EIR (City of Elk Grove, 2003a) depicts hazardous materials sites throughout the City. None of the sites are identified on the proposed project site. Therefore, the project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and no impact is anticipated.

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.*" The project would not impede or conflict with the objectives or policies of the identified emergency response plans and evacuation plans. Therefore, no impact is anticipated.

The project site is surrounded by residential uses. There are no wildlands in the project area. Therefore, it would not be subject to wildland fire and no impact is anticipated.

VIII. HYDROLOGY AND WATER QUALITY

Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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? (Source:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

VIII. HYDROLOGY AND WATER QUALITY

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

Discussion/Conclusion/Mitigation:

a-f) Less than Significant Impact. The proposed project will add four residential lots to the City of Elk Grove. It is anticipated that one house will be built on each one of these lots in the future. This will increase the amount of impervious surface in the area by adding structures, asphalt and concrete to previously minimally developed lots. The project would be required to meet all applicable local and regional water quality standards or waste discharge requirements thereby avoiding violation of such standards or requirements. Therefore, impacts to water standards and requirements are considered less than significant.

The project will receive its water from the Sacramento County Water Agency. Implementation of the proposed project would incrementally increase groundwater consumption, but would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge because the project is not located in a recharge area. The proposed use is consistent with the General Plan land use designation assumed in preparation of the water demand as part of buildout of the General Plan. Therefore, a net deficit in aquifer volume or a lowering of the local groundwater table is not anticipated and impacts associated with groundwater supplies are considered less than significant.

The project would not alter the course of any stream or river as none are located on-site or in the immediate vicinity of the site. The project would involve construction of impervious surfaces (homes, driveways, streets) on a site that is partially undeveloped. This would change the drainage of the site decreasing absorption rates and increasing run-off in the area. Because more than 1 acre would be disturbed, the RWQCB would require a construction activity Storm Water General Permit. The project would connect to the City of Elk Grove storm water system and comply with City standards requiring that all new project's not result in new or increased flooding impacts on adjoining parcels on upstream and downstream areas. Therefore, impacts to drainage and runoff are considered less than significant.

g-j) No Impact. The project site is located outside the 100 and 500-year flood zones as depicted on Elk Grove General Plan Draft EIR Figure 4.8-2, Planning Area Floodplain Map. Therefore, no flooding impacts associated with the proposed project would occur. The City of Elk Grove is not located in an area subject to seiche, tsunami or mudflow. Therefore, no inundation by seiche, tsunami or mudflow impact would occur.

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

Discussion/Conclusion/Mitigation

a-c) No Impact. The project site is surrounded by rural residential uses. Therefore, the project would not divide an established community and no impact would occur.

The project proposes to subdivide two existing lots into four lots. The proposed project is consistent with the Elk Grove General Plan and Zoning Code. Therefore, the project would not conflict with a land use plan, policy or regulation of an agency with jurisdiction over the project. Therefore, no impact would occur.

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

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

Discussion/Conclusion/Mitigation:

a-b) No Impact. According to Surface Mining and Reclamation Act (SMARA) Special Report 156, the project area is located in the MRZ-3 classification. This classification is defined as areas "containing aggregate deposits, the significance of which cannot be evaluated from available

data." No significant mineral resources have been identified in the project area. The Elk Grove General Plan EIR (Elk Grove, 2003a) did not identify any mineral resources in the planning area. Therefore, no impact to mineral resources will occur.

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

Discussion/Conclusion/Mitigation:

a-d) Less than Significant. The project involves a parcel split to create four parcels from two and does not propose the construction of new homes. Although, the project would allow for three homes to be constructed in the future, the project would be required to comply with City construction noise standards which limit hours and days of construction. Therefore, this impact is considered less than significant.

Maximum allowable noise exposure for residential uses is 60 Ldn/CNEL, dB. The entire project site is located outside of the 60 dB Traffic and Railroad Noise Level Contour for Sheldon Road and Grant Line Road as depicted in Figure 4.6-1 (Existing Traffic Noise Contours) of the Elk Grove General Plan EIR. Therefore, noise impacts would be less than significant.

This project involves subdividing two parcels into four and does not propose the construction of new homes at this time. Although, this project would allow for the development of three additional homes, it is not a substantial increase in noise levels. Therefore, this impact is considered less than significant.

e-f) No Impact. The project site is not located within 2 miles of a public or private airstrip nor is it located within any of the clear, approach/departure and overflight zones for an airport (Figure 4.4-2 of the Elk Grove General Plan EIR, 2003a). Therefore, no impact is anticipated.

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

Discussion/Conclusion/Mitigation:

a-c) Less than Significant Impact. The proposed project would split two parcels into four and does not propose construction of homes, although it would allow for three additional homes to be built in the future. The project site is in an area that is surrounded by rural residential uses. While the project will eventually generate three additional residences, the extent of the new population is not considered substantial and is consistent with growth assumed in the General Plan. The project site is developed with one residence which will remain, therefore no existing residents or housing will be displaced to accommodate the proposed project. Therefore, impacts to population and housing are considered less than significant.

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

Discussion/Conclusion/Mitigation:

a)-e) Less than Significant Impact. The project site is located in the Elk Grove Community Services District Fire Department service area. Station 73 is located in the vicinity of the project site at 9607 Bond Road, approximately one and a half miles from the project site. The project would be required to comply with the requirements of the Elk Grove Community Services District Fire Department regarding access, water mains, fire flow, brush clearance and hydrants and would result in a less than significant impact on fire protection services. Standard fire suppression conditions have been imposed on the project. Increased demands for fire service are funded almost entirely through property taxes. Therefore, impacts to fire services are considered less than significant.

The project site is located within the service area of the City of Elk Grove Police Department. The police department is provided through a contract with the Sacramento County Sheriff's Department (SCSD). The City's contract with the SCSD is effective through June 30, 2006. The City is in the process of forming a police department that is slated to take over operations at the end of the current contract with the County. The project proposes to split two parcel into four and does not involve the construction of homes at this time. The project would have the potential to add three additional new single-family dwellings which would increase demands for law enforcement services within the City. Additional funding to accommodate growth would be provided through Sacramento County tax revenues and building impact fees which contribute to the cost of new personnel and facilities. Therefore, adverse impacts to police protection would be less than significant.

The project site is located within the Elk Grove Unified School District. Although the project does not propose the construction of new homes at this time, the project would allow three additional dwellings to be built in the future. The addition of two parcels to the City will not substantially increase the demand for schools. Therefore, this impact is considered less than significant.

The project site is located within the boundaries of the Elk Grove Community Services District Department of Parks and Recreation service area. Although the project does not propose the construction of new homes at this time, the project would allow three additional dwellings to be built in the future. The addition of two parcels to the City will not significantly increase the demand for parks. Therefore, impacts to parks and recreation are considered less than significant.

The project would not create any significant impacts to the service levels of any other public service providers.

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

Discussion/Conclusion/Mitigation:

a-b) Less than Significant Impact. The project involves the splitting of two parcels into four and does not involve the construction of new homes at this time, although it would allow for the development of three additional residences in the future. Therefore, this project will not increase the use of existing parks such that substantial physical deterioration of the facility would occur. This project does not include recreational facilities or require the construction or expansion of recreational facilities; therefore the impacts to parks and recreational facilities are less than significant.

XV. TRANSPORTATION/TRAFFIC	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

XV. TRANSPORTATION/TRAFFIC	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

a) Less than Significant. The project site is located approximately 400 feet south of Calvine Road. Calvine Road operates at Level of Service (LOS) A or better along all segments examined in the *Elk Grove General Plan Amendment Draft Supplemental Environmental Impact Report* (City of Elk Grove, 2004). The proposed project is consistent with the Elk Grove General Plan and is not expected to result in a substantial increase in vehicle trips, V/C ratio or congestion along Calvine Road. Therefore, project-related traffic increases are considered less than significant.

b) No Impact. Sacramento County does not currently have a county congestion management agency, per the Sacramento Transportation Authority. This program has not been in effect for approximately 10 -14 years. Therefore, no impact is anticipated.

c-g) No Impact. The proposed project is not located near any airports and is not located within any of the airport's safety zones. Furthermore, the project does not propose any structures which would interfere with air traffic patterns. Therefore, no impacts to air traffic patterns would occur.

The project proposes to split two parcels into four. The access will be built according to city standards. The project will not increase hazards due to a design feature. Therefore, no hazardous impact would occur.

The project has been designed in accordance to city road and improvement standards. The project will not result in inadequate emergency access. Therefore, no impact to emergency access would occur.

As a residential project, parking would be provided on each individual lot (driveways). No impacts to parking would occur.