

SACRAMENTO LOCAL AGENCY FORMATION COMMISSION
1112 I Street, Suite 100
Sacramento, California 95814
(916) 874-6458

March 5, 2008

TO: Sacramento Local Agency Formation Commission

FROM: Peter Brundage, Executive Officer

RE: **Sacramento Regional County Sanitation District and Sacramento Area Sewer District (Formerly County Sanitation District No. 1) Annexation of Seasons Senior Housing at 10383 Bruceville Road (17-07)**
[CEQA: Addendum to Negative Declaration]

CONTACT: Peter Brundage, Executive Officer (916) 874-5935

RECOMMENDATION

1. Certify the Addendum, together with the Negative Declaration previously Certified by the City of Elk Grove as the CEQA lead agency, as adequate and complete for the project cited above and direct the Executive Officer to file the Notice of Determination with the County Clerk Recorder.
2. Approve the **Sacramento Regional County Sanitation District and Sacramento Area Sewer District (Formerly County Sanitation District No. 1) Annexation of Seasons Senior Housing at 10383 Bruceville Road** and
3. Waive the Conducting Authority proceedings, due to one-hundred percent consent of affected landowners and affected agencies.

FPPC DISCLOSURE

There are no disclosures to report.

Project Proponent/ Chief Petitioner

Dane Hillyard
Treo Associates, LLC.
8700 Technology Way
Reno, Nevada 89521
775-851-6600

Project Description

The project consists of annexing The Seasons at Laguna Ridge into Sacramento Regional County Sanitation District and the Sacramento Area Sewer District (formerly County sanitation District No. 1). The purpose of the annexation will be to provide sanitary sewer service to an affordable senior housing project consisting of 177 low and 45 very low income apartment units previously approved by the City of Elk Grove.

Sanitary sewer service is required to meet the City of Elk Grove conditions of project approval.

Project Location

The affected territory to be annexed is located at the northeast corner of Bruceville Road and Bilby Road. The affected territory contains approximately 19+/- acres and is located within the City of Elk Grove.

Surrounding Land Uses

The affected territory is surrounded by residential development on the north, east and west sides. A single family residence is located on the south side of the project.

General Plan and Zoning

The project site is located within the Laguna Ridge Specific Plan. The parcels have been rezoned to RD-15. The RD-15 zoning classification allows a residential density of 12 to 20 residential dwelling units per acre, but the minimum overall density must be 15.1 du/ac. This rezone is consistent with both the City's General Plan and the Laguna Ridge Specific Plan.

Project Characteristics

Sphere of Influence: The entire project is within the Sphere of Influence of both SRCSD and Sacramento Area Sewer District (formerly CSD No. 1).

The Assessed Valuation for FY 2007-08: \$3,931,127

Registered Voters: None/Uninhabited

Property Owner Consent: 100 percent

Property Tax Exchange Agreement

No Property Tax Exchange Agreement is required for this annexation.

City of Elk Grove General Plan

The project is consistent with the City of Elk Grove General Plan - Laguna Ridge Specific Plan. This project is required to mitigate for the loss of agricultural land and habitat based on the Laguna Ridge Specific Plan EIR, therefore, no additional mitigation is required.

City of Elk Grove Land Use Policy Related to Senior Housing

LU-6 provides the following principals:

Multi-family housing development in excess of 15 units per gross acre should be located according to the following general criteria (flexibility may be applied on a case-by-case basis for sites which vary from these guidelines:

Multi-family housing sites should generally be no smaller than eight (8) acres and no larger than fifteen (15) acres. The minimum size is intended to ensure on-site management; the maximum size is intended to reduce the potential for public safety problems.

Individual sites should be located at least one-third (1/3) mile apart. That is intended to reduce the potential for over-concentration of multi-family uses.

Multi-family housing sites should be located close to commercial areas, major roadways, and public transit to encourage pedestrian rather than vehicle traffic.

Senior/assisted living housing projects may be appropriate at sizes and spacing below typical thresholds, due to the reduced traffic and other impacts generally associated with this type of use.

Regional Housing Needs Assessment

This project will contribute to City of Elk Grove's compliance with its fair share of Regional Housing Needs as established by Sacramento Area Council of Governments (SACOG).

Housing Element

The City of Elk Grove's Housing element provides the following:

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

Project Approval

The City of Elk Grove conditioned this rezone subject to annexation into Sacramento Regional County Sanitation District and Sacramento Sewer Area District formerly County Sanitation District No. 1.

LAFCo Policy, City General Plan, and Zoning Consistency:

This project is consistent with both Sacramento LAFCo Policies and Procedures and the City of Elk Grove General Plan and the Laguna Ridge Specific Plan. This project is also consistent with the SRCSD policy that sewer service will only be provided to parcels that are zoned for urban development in accordance with the terms and conditions of the Districts.

100 Percent Consent

Staff recommends that the Conducting Authority protest proceedings be waived. The affected territory is owned solely by the project proponent. The adjacent neighborhood associations, affected property owners, and landowners within a 500 foot radius of the project site, have been notified of the date, time and place of the hearing on this proposal. The affected territory is deemed to be uninhabited, as there are fewer than 12 registered voters. No agency protest has been received.

Affected Agencies:

Sacramento County Regional Sanitation District and SASD (formerly County Sanitation District No. 1) service requirements as set forth the following terms and conditions consistent with District policies:

The District's Master Plans have provisions for providing sanitary sewer service to these parcels.

The developer shall construct infrastructure to meet Sacramento County Improvement Standards.

Each lot and building with a sewer source shall have a separate connection to the CSD-1 sewer system.

On-site sewer collection system shall consist of 8-inch (min.) pipes located in public easements. Off-site sewer pipes will be required as determined by the sewer study. Connection to the 12-inch force main in Bruceville Road will not be allowed.

The developer shall enter into and record an agreement, approved by Sacramento Regional County Sanitation District Engineer and Counsel to require the property owners to reserve lands for acquisition by the District to install District pipelines and facilities for public health purposes and in conformance with the District Master Plan.

Developer/property owner shall pay the appropriate sewer impact and connection fees has established by the Districts.

District Service Capacity

The Seasons Senior Housing project flow demand is projected to be as follows:

Project Estimated Demand:

222 senior apartment units x .75 = 167 ESD's

Average flow = 232 gal/day/unit x 222 units = 51,504 gal/day

Average flow = 232 gal/day/unit x 167 ESD's = 38,744 gal/day

Peak flow is estimated to be = 63,449 gal/day

Project Annual Demand: 14,141,560 gal/yr to 23,158,885 gal/yr

Both Sacramento Regional County Sanitation District and Sacramento Area Sewer District (County Sanitation District No. 1) have analyzed the expected demands on the sanitary sewer system. Both Districts have determined that they have sufficient means and capacity to provide sanitary sewer service with no negative impacts to existing SRCSD and SASD customers. (Note: there are no other sanitary sewer utilities within the area to provide service).

SRCSA Current Plant Capacity: 181 mgd

SRCSA Average Flow per day: 160 mgd

SRCSD Excess Flow Capacity: 21 mgd

Estimated Increase in daily flow: .25 percent or approximately 51,500 g/d.

In addition, Wendell Kiddo, SRCSD Chief of Planning has indicated that in recent years projected flow increases have been less than original projections due to water meters, water conservation efforts and the slow down in new connections.

Based on the above information, SRCSD has sufficient treatment plant capacity to serve this project. Also, prior to incorporation this parcel was included with the County Urban Service Boundary and SRCSD's Master Plan.

Infrastructure/ Fees and Charges

Development within the affected territory will be subject to the standards, ordinances, and mitigation fees established by the Districts, reducing any potential impacts to existing ratepayers to less than significant.

LAFCo CEQA Findings

The Sacramento Local Agency Formation Commission finds that with respect to the Seasons senior Housing project annexation to Sacramento Area Sewer District formerly County Sanitation District No. 1 and Sacramento Regional County Sanitation District, the Commission is a responsible agency for compliance with the California Environmental Quality Act pursuant to Section 15381 of the Guidelines for Implementation of CEQA; and that the City of Elk Grove, as lead agency, certified a Negative Declaration for the Seasons at Laguna Ridge project Rezone from Agricultural-20 (AG-20) acre minimum parcel size to Medium density Residential (RD-15) consistent with the Laguna Ridge Specific Plan, Boundary Line Adjustment/Lot Merger, and Design Review project on October 10, 2007.

LAFCo prepared an Addendum to the Negative Declaration dated February 15, 2008 to amend the project description to include annexation to Sacramento Area Sewer District Sacramento Regional County Sanitation District. Based on recent certification of the environmental document, review of the Certified Negative Declaration, and field review of the area proposed for annexation by Commission staff on February 15, 2008, Sacramento LAFCo finds that the project under LAFCo's consideration is the same as that assessed in the certified Negative Declaration, and that no changes have occurred with respect to the environment of the project or its circumstances that would give rise to any conditions set forth in Section 15162 of the environmental document.

The Commission must also find that it has considered the attached certified Negative Declaration, together with the Addendum, in its evaluation of the Seasons Senior Housing project annexation to Sacramento Area Sewer District formerly County Sanitation District No. 1 and Sacramento Regional County Sanitation District, and that no mitigation measures within the jurisdiction or authority of the Commission to implement were identified in the Negative Declaration.

Based on the foregoing, the Commission must direct staff to file a Notice of Determination be filed based on the Commission's action on the Seasons senior Housing project annexation to Sacramento Area Sewer District formerly County Sanitation District No. 1 and Sacramento Regional County Sanitation District annexation.

Other Affected Agencies

The proposal was reviewed by the Cosumnes Community Services District, the Elk Grove School District, and the Sacramento County Public Works Agency. No objections were raised.

The City of Elk Grove is supportive of the proposed project, as it will insure the provision of sanitary sewer service to the recently approved Seasons Senior Housing Project, which is currently designated by the City for residential development.

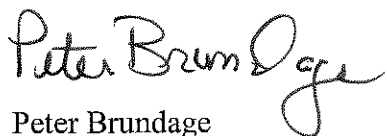
EXECUTIVE OFFICER COMMENTS:

The proposal is consistent with the City of Elk Grove General Plan, the Master Services Elements of the Sacramento Regional County Sanitation District (SRCSD) and County Sanitation District No. 1 (CSD No.1,) and your Commissions Local Policies, Standards, and Procedures. I respectfully recommend that the Commission:

1. Consider the Addendum, together with the Mitigated Negative Declaration and Mitigation Monitoring Plan, previously ratified by the City of Elk Grove as the CEQA lead agency, as adequate and complete for the project cited above and direct the Executive Officer to file the Notice of Determination with the County Recorder.
2. Approve the Seasons Senior Housing Project - Annexation to Sacramento Regional County Sanitation District and Sacramento Area Sewer District (County Sanitation District – No. 1). (LAFCD 17-07)
3. Authorize your Commission to waive Conducting Authority proceedings, due to one-hundred percent consent of affected landowners and affected agencies; and direct your Executive Officer to issue the Certificate of Completion.

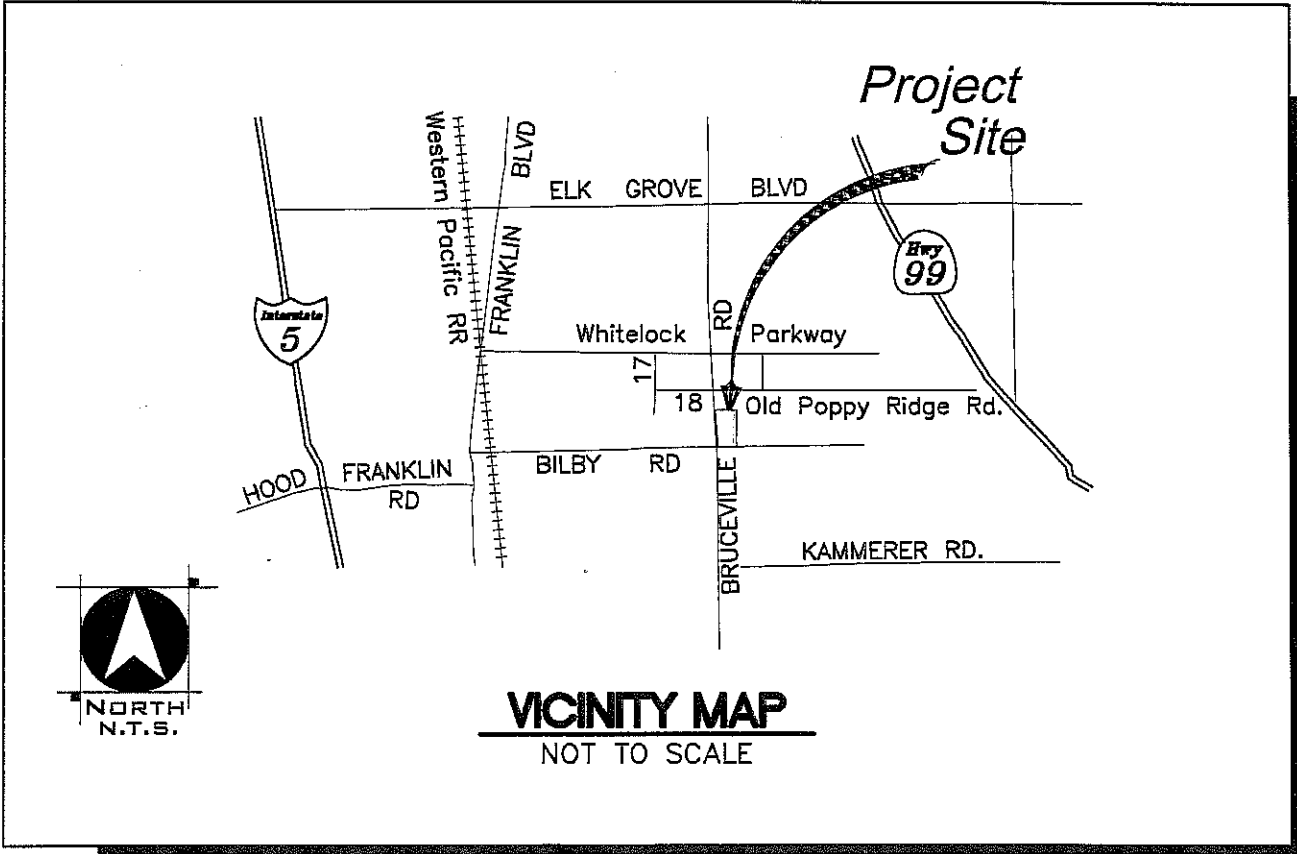
Respectfully submitted,

SACRAMENTO LOCAL AGENCY FORMATION COMMISSION

A handwritten signature in black ink that reads "Peter Brundage". The signature is written in a cursive style with a large, looped "P" and "B".

Peter Brundage
Executive Officer

PB
Attachments
(Seasons Senior Housing Annexation 17-07)

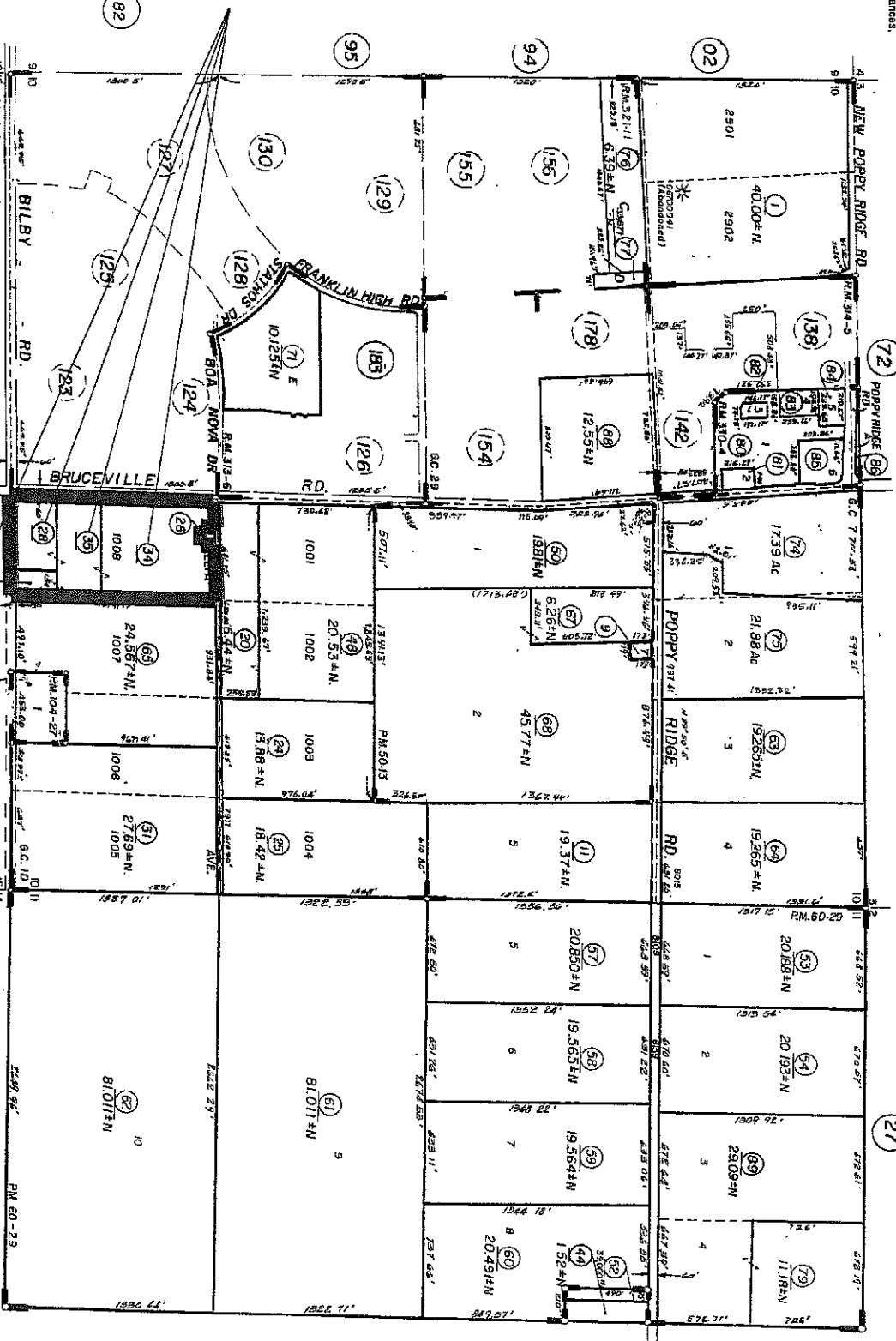


VICINITY MAP
NOT TO SCALE

IMPORTANT: This plat is not a survey. It is merely furnished as a convenience to locate the other maps, and not to guarantee dimensions, distances, bearings or acreage.

SEC. 10, & W 1/2 SEC 11, T. 6N, R. 5E, M.D.B. 8M.

132-05



H.J. Goethe Colony No. 7 R.M. Bk. 5 Pg. 17
 H.J. Goethe Colony No. 9 R.M. Bk. 5 Pg. 18
 H.J. Goethe Colony No. 10 R.M. Bk. 5 Pg. 22
 H.J. Goethe Colony No. 29 R.M. Bk. 5 Pg. 51
 Por. Marchand Division 11411-2 DM Bk. 314 Pg. 51
 Por. Schuler Ranch Unit 1 R.M. Bk. 314, Pg. 51 (4-17-2003)

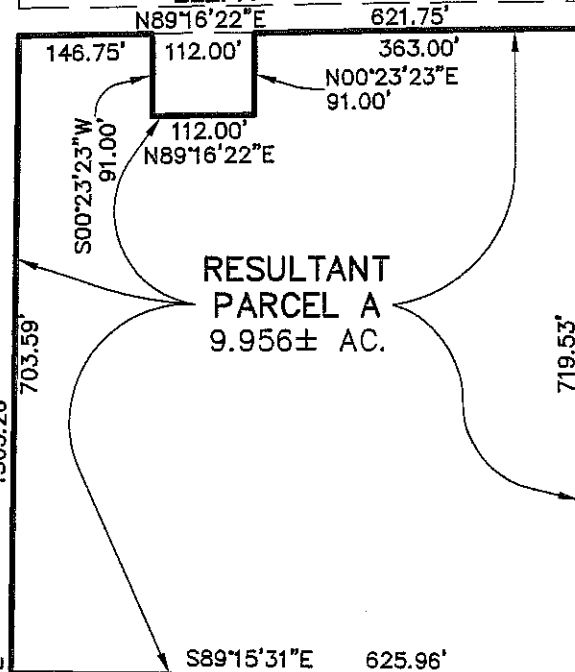
Assessor's Map Bk. 132 Pg. 05
 County of Sacramento, Calif.
 NOV 04 2005

Por. Eastmeadow Unit 1A, R.M. Bk. 321, Pg. 11 (11-24-2003)
 Poppy Ridge Plaza R.M. Bk. 330 Pg. 4 (6-8-2004)

A.P.N. 132-0050-020

ELEFA AVENUE

BOA NOVA DRIVE

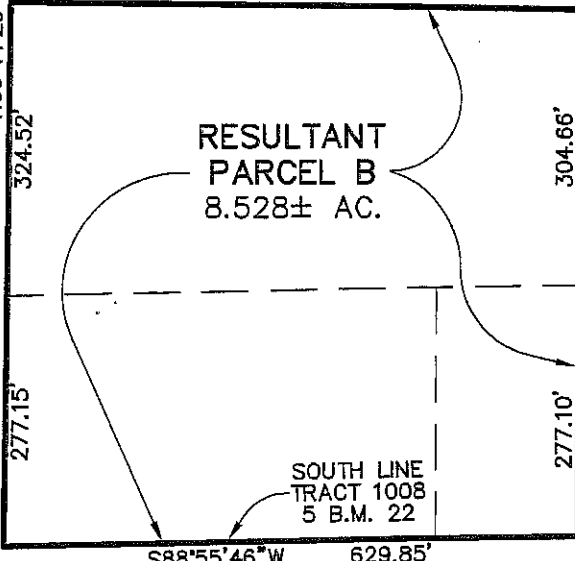


RESULTANT
PARCEL A
9.956± AC.

A.P.N. 132-0050-065

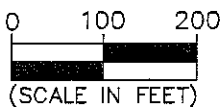
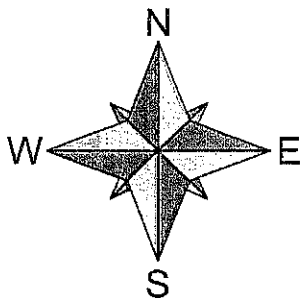
MACHADO DAIRY UNIT 1
BRUCEVILLE ROAD

RESULTANT
PARCEL B
8.528± AC.



SOUTH LINE
TRACT 1008
5 B.M. 22

BILBY ROAD



LEGEND:

EXISTING LOT LINE
(TO BE REMOVED)

PROPOSED LOT LINE

AREAS

PARCEL	EXISTING	TRANSFER	RESULTANT
A	14.484	4.528	9.956
B	3.000		8.528
C	1.000		

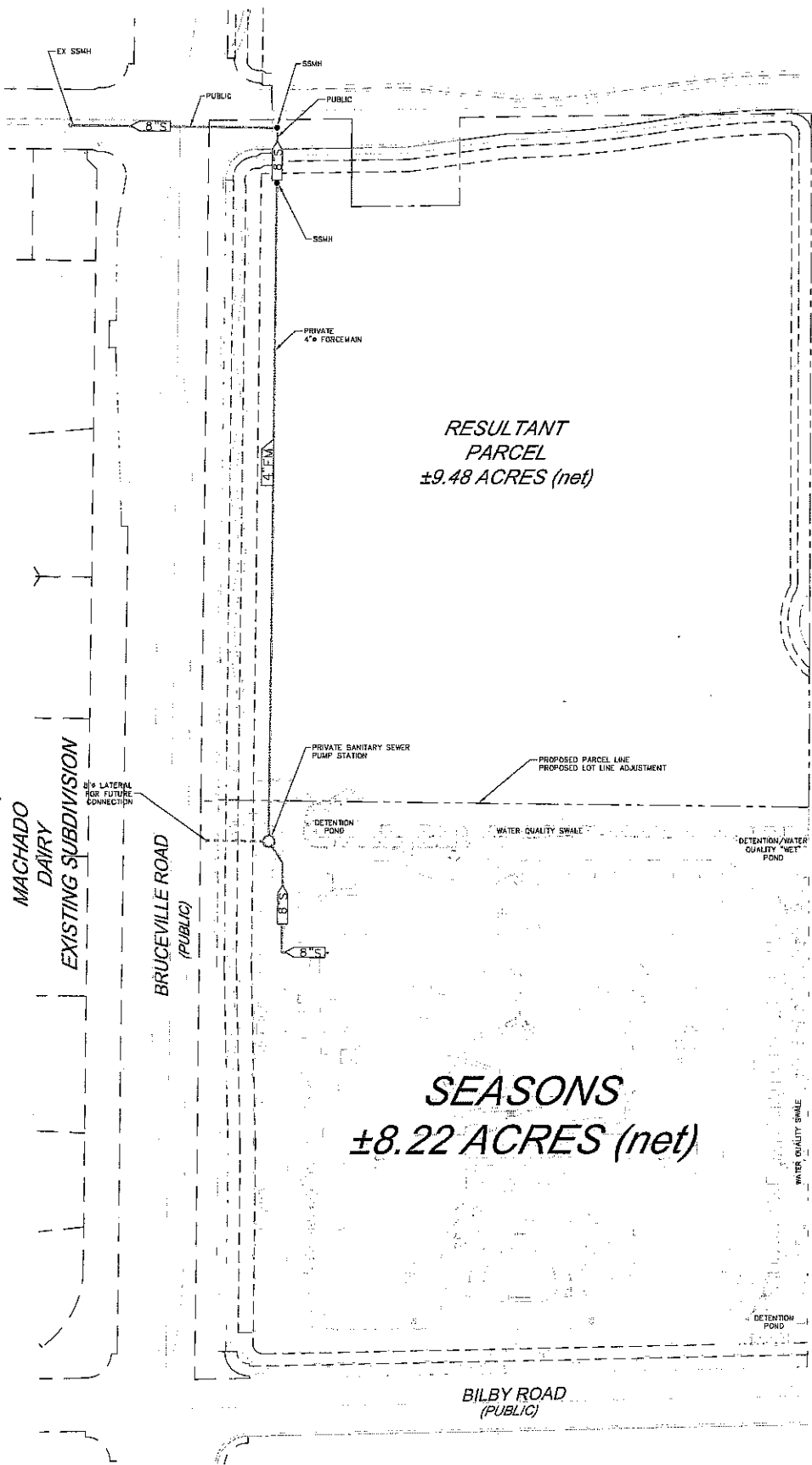
EXHIBIT "D"

BOUNDARY LINE ADJUSTMENT
A.P.N. 132-0050-028, 029, 034 & 035
CITY OF ELK GROVE, COUNTY OF
SACRAMENTO, STATE OF CALIFORNIA

**WECKER
SURVEYS**

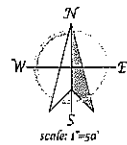
1111 KENNEDY PLACE
SUITE 4
DAVIS, CA 95616
530-792-7252
FAX 530-792-7171

EXHIBIT - CSD-1 INTERIM SHED SHIFT
SEASONS AT LAGUNA RIDGE
 ELK GROVE, CALIFORNIA



TREASURE HOMES
 FUTURE SUBDIVISION

SEASONS
 ±8.22 ACRES (net)



FEBRUARY 20, 2007

TSD Engineering, Inc.
 Total Site Design

31 Natoma Street, Suite #160
 Folsom, CA 95630
 TEL: 916-608-0707 FAX: 916-608-0701

P:\Projects\08-02 Laguna Ridge\08-02 Laguna Ridge\08-02 Laguna Ridge\Site\08-02-07-01.dwg

RESOLUTION NO. LAFC 1352

THE SACRAMENTO LOCAL AGENCY FORMATION COMMISSION

**MAKING DETERMINATIONS AND APPROVING
SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT AND
SACRAMENTO AREA SEWER DISTRICT ANNEXATION OF SEASONS SENIOR
HOUSING
AT 10383 BRUCEVILLE ROAD**

*[Annexation to Sacramento Regional County Sanitation District and
Sacramento Area Sewer District formerly County Sanitation District No. 1] (17-07)
(Addendum to Mitigated Negative Declaration)
Waiver of Conducting Authority Hearing*

WHEREAS, pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, Treo Associates, LLC, landowners, have submitted a complete application for the Annexation of an approximately 19 +/- acres to the Sacramento Regional County Sanitation District and Sacramento Area Sewer District formerly County Sanitation District No. 1, more particularly described in Exhibit B, attached hereto and made a part hereof; and

WHEREAS, the Executive Officer of the Sacramento Local Agency Formation Commission has named the proposal SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT AND SACRAMENTO AREA SEWER DISTRICT (FORMERLY COUNTY SANITATION DISTRICT NO. 1) ANNEXATION OF SEASONS SENIOR HOUSING AT 10383 BRUCEVILLE ROAD (17-07), an annexation defined in the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000; and

WHEREAS, the affected territory is uninhabited; and

WHEREAS, 100 percent of the owners of land within the affected territory have consented by signature to the proposed annexation; and

WHEREAS, the owners and affected public agencies have consented to the proposed annexation; and

WHEREAS, the Sacramento Local Agency Formation Commission has considered the project and determined the project is consistent with the requirements of a California Environmental Quality Act, and has deemed the Addendum to the Mitigated Negative Declaration ratified by the City of Elk Grove, as lead agency, as adequate and complete for this project set forth in Exhibit A.

WHEREAS, the Sacramento Local Agency Formation Commission is the entity responsible to act as the Conducting Authority for a change of organization or annexation, pursuant to Government Code Section 56029; and

WHEREAS, pursuant to Section 56663 (d) the Commission may waive protest proceedings if written notice of Commission proceedings is provided to all affected landowners and affected agencies within the affected territory and no opposition from affected landowners or affected agencies within the affected territory is received prior to or during the Commission meeting;

WHEREAS public notice has been provided in accordance with state law;

NOW, THEREFORE, the **SACRAMENTO LOCAL AGENCY FORMATION COMMISSION** does hereby adopt this resolution and does hereby find, determine, resolve and order as follows:

1. That pursuant to CEQA Guidelines Section 15050 et seq., the Addendum to the Mitigated Negative Declaration prepared by the City of Elk Grove is adequate and complete for the project and consistent with California Environmental Quality Act Guidelines.
2. The proposed annexation is consistent with the Master Services Element and within the Sphere of Influence of Sacramento Regional County Sanitation District and Sacramento Area Sewer District formerly County Sanitation District No. 1.
3. Sacramento Regional County Sanitation District and Sacramento Area Sewer District formerly County Sanitation District No. 1 are the service providers to the territory and annexation to each the District will implement a condition of project approval imposed by the City of Elk Grove.
4. The property owners shall comply with all of the terms, conditions and standards required by Sacramento Regional County Sanitation District and Sacramento Area Sewer District formerly County Sanitation District No. 1 to obtain sanitary sewer service.
5. The affected territory is described and set forth in Exhibit B.
6. The Sacramento Regional County Sanitation District and Sacramento Area Sewer District (Formerly County Sanitation District No. 1) Annexation of Seasons Senior Housing at 10383 Bruceville Road (17-07) is hereby approved.
7. The **SACRAMENTO LOCAL AGENCY FORMATION COMMISSION** waives conducting authority proceedings entirely, pursuant to Government Code Section 56663, based on the following finding:
 - a. The proposed annexation is uninhabited; all of the owners of land within the territory proposed for Annexation have given their written consent to the Annexation, satisfactory proof of which has been provided to the Commission. The affected public agencies have agreed to the proposed annexation.

- b. The Executive Officer is directed to issue a Certificate of Completion after the thirty day period allowing a Request for Reconsideration, and to take all other actions necessary to effectuate this resolution.

ON A MOTION made by Commissioner _____, seconded by Commissioner _____, the foregoing Resolution No. LAFCo 1352 was adopted by the **SACRAMENTO LOCAL AGENCY FORMATION COMMISSION**, on this _____5th day of March 5, 2008, by the following vote, to wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

By:

Steve Miklos, Chair
SACRAMENTO LOCAL AGENCY FORMATION COMMISSION

ATTEST:

Diane Thorpe
Commission Clerk

EXHIBIT A

CEQA Addendum

And

Negative Declaration

**SEASONS SENIOR HOUSING PROJECT
ANNEXATION TO
COUNTY SANITATION DISTRICT NO. 1
AND
SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT**

LAFCO PROJECT NO. 17-07

**ADDENDUM TO
THE CERTIFIED NEGATIVE DECLARATION
PREPARED BY THE LEAD AGENCY –
CITY OF ELK GROVE**

FEBRUARY 15, 2008

This document is prepared pursuant to the California Environmental Quality Act (CEQA) (Public Resources Code 21000 *et seq.*) as an Addendum to the July 27, 2007 Initial Study / Negative Declaration for the Seasons at Laguna Ridge project consisting of a Rezone from Agricultural-20 acre minimum parcel size (AG-20) to Medium Density Residential (RD-15) consistent with the Laguna Ridge Specific Plan, Boundary Line Adjustment/Lot Merger, and Design Review, certified by the City of Elk Grove, as lead agency, on October 10, 2007. As a Responsible Agency for the project, the Sacramento Local Agency Formation Commission (LAFCo) is preparing this Addendum as the appropriate CEQA document because revisions to the proposed project entail minor technical changes that do not constitute the conditions identified in CEQA Guidelines §15162 that would require preparation of a subsequent environmental document.

CEQA Guidelines (§15164(a) and §15162) allow a responsible agency to prepare an Addendum to a previously certified Negative Declaration if all of the following conditions are met:

1. Changes to the project do not require major revisions to the previous Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
2. Changes with respect to the circumstances under which the project is undertaken do not require major revisions of the previous Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
3. No new information of substantial importance is available which shows: (a) new significant effects; (b) significant effects substantially more severe than

previously discussed; (c) mitigation measures or alternatives previously found not to be feasible would in fact be feasible; or (d) mitigation measures or alternatives which are considerably different from those analyzed in the Negative Declaration would reduce significant effects on the environment.

The Initial Study / Mitigated Negative Declaration prepared for the Seasons Senior Housing project addressed the potential environmental effects associated with development of the property with multi-family residential uses, including the provision of public services necessary to serve the project. No adverse effects due to wastewater transmission or treatment were identified in the Initial Study / Mitigated Negative Declaration.

As assessed by the Negative Declaration, the proposed project did not include annexation of the project area to County Sanitation District No. 1 and/or the Sacramento Regional County Sanitation District among the list of entitlements or actions necessary to approve the project. LAFCo is unable to approve the annexation without consideration of an environmental document prepared in compliance with CEQA. Therefore, LAFCo is amending the Initial Study / Negative Declaration via this Addendum as set forth below to add the proposed LAFCo action as an entitlement evaluated in the Negative Declaration.

Following is LAFCo's assessment of the Seasons at Laguna Ridge project Rezone from Agricultural-20 acre minimum parcel size (AG-20) to Medium Density Residential (RD-15) consistent with the Laguna Ridge Specific Plan, Boundary Line Adjustment/Lot Merger, and Design Review Initial Study / Negative Declaration pursuant to §§15162 and 15164 of the CEQA Guidelines.

Changes to the Proposed Project

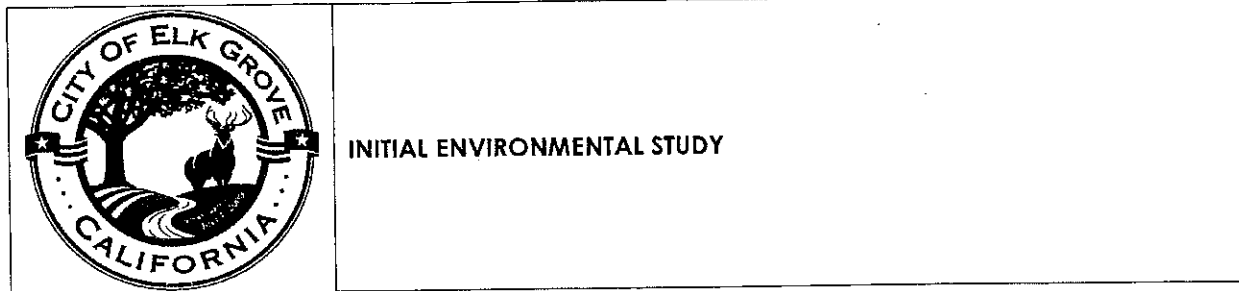
Annexation to County Sanitation District No. 1 – Annexation to the County Sanitation District No. 1 is necessary to provide trunk line wastewater transmission service to the site. Since the area proposed to be annexed is the same as that for the proposed development project evaluated in the City's Negative Declaration, no significant impacts not previously identified in the Negative Declaration would result and no additional mitigation not previously identified would be necessary. Thus, the proposed change would meet the requirements of criterion 1 set forth above.

Annexation to Sacramento Regional County Sanitation District – Annexation to the Sacramento Regional County Sanitation District is necessary to provide wastewater treatment and disposal service to the site. Since the area proposed to be annexed is the same as that for the proposed development project evaluated in the City's Negative Declaration, no significant impacts not previously identified in the Negative Declaration would result and no additional mitigation not previously identified would be necessary. Thus, the proposed change would meet the requirements of criterion 1 set forth above.

Changes in Project Circumstances – Field review of the project area on February 15, 2008 indicated that environmental conditions within the area to be annexed have not been modified from those described in the Initial Study / Negative Declaration certified by the City of Elk Grove on October 10, 2007 (Field review by Robert D. Klousner, February 15, 2008). No regulations governing environmental conditions or uses within the project area have been modified since the certification of the document by the City. As set forth above, there have been no changes in project circumstances that would result in any new significant environmental effects, nor would any changes result in an increase in the severity of previously identified effects. Therefore, the requirements of criterion 2 set forth above are met.

New Significant Information – No information has been submitted to LAFCo by any party regarding the environmental effects of the proposed Seasons Senior Housing project that would result in the identification of: (a) new significant effects; (b) significant effects substantially more severe than previously discussed; (c) mitigation measures or alternatives previously found not to be feasible would in fact be feasible; or (d) mitigation measures or alternatives that are considerably different from those analyzed in the Negative Declaration would reduce significant effects on the environment. Thus, the requirements of criterion 3 set forth above are met.

Conclusion – As set forth above, none of the conditions set forth in CEQA Guidelines §15162 (set forth as criteria 1 – 3 above) exist that would require preparation of a subsequent or supplemental Initial Study / Negative Declaration. Therefore, preparation of an Addendum to the Initial Study / Negative Declaration certified by the City of Elk Grove is sufficient to permit LAFCo to consider the Seasons Senior Housing project as modified to include annexation to County Sanitation District No. 1 and the Sacramento Regional County Sanitation District, and to meet the requirements of CEQA consistent with §15164 of the CEQA Guidelines. LAFCo will consider the results of this Addendum, together with the certified Seasons at Laguna Ridge project Rezone from Agricultural-20 acre minimum parcel size (AG-20) to Medium Density Residential (RD-15) consistent with the Laguna Ridge Specific Plan, Boundary Line Adjustment/Lot Merger, and Design Review Initial Study / Negative Declaration, prior to taking action on the proposed annexation to County Sanitation District No. 1 and the Sacramento Regional County Sanitation District project.



Project Title: Seasons at Laguna Ridge EG 06-1086

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

Project Location: 10383 Bruceville Road (northeast corner of Bruceville Road and Bilby Road)

Project Sponsor's Name and Address:

General Plan Designation(s): Laguna Ridge Specific Plan

Zoning: RD-15 Medium Density Residential

Contact Person: Gerald Park

Phone Number: 916-478-3671

Date Prepared

Project Description

The Seasons at Laguna Ridge project (proposed project) consists of four parcels (APN 132-0050-028, 029, 034, and 035) totaling 18.48 acres, which are located in the Laguna Ridge Specific Plan (LRSP) – see Figure 1 and Figure 2. The development of 222 senior assisted living rental units is proposed to be located on 8.53 acres of the 18.48 acre property (Figure 3 - Preliminary Site Plan). The remainder of the property (9.95 acres) would remain vacant and reserved for future development. The senior assisted units will be located within a single building that also provides designated areas for community, media, fitness, library, great room, and staff offices. The building would be circular in design and provide a central courtyard area.

The proposed project requires a Boundary Line Adjustment/Lot Merger to merge two parcels and adjust one lot line and Design Review. This project is part of the larger Laguna Ridge Specific Plan (LRSP) and conforms with the approved Land Use Plan for that area. The LRSP was approved and an Environmental Impact Report (EIR) certified by the City Council on June 16, 2004. The EIR (SCH #2000082139) assessed the expected environmental impacts resulting from the approval, construction, and operation of the LRSP and identified mitigation measures to minimize potential adverse environmental impacts. The EIR identified significant and unavoidable impacts to Agricultural Resources, Transportation and Circulation, Air Quality, Noise, and Visual Resources. A Statement of Overriding Considerations (SCH #2000082139) was adopted for these significant and unavoidable impacts. The EIR also identified impacts to Hazards and Hazardous Materials, Public Services and Utilities, Hydrology and Water Quality,

Biological Resources, Geology and Geotechnical Hazards, and Cultural Resources. These impacts were reduced to a less than significant level with adoption of the recommended mitigation measures. The proposed project will be subject to the Mitigation Monitoring and Reporting Program (MMRP) for the LRSP.

This project includes property owners who did not participate in the LRSP EIR studies. Lands of non-participating owners are subject to additional studies to determine whether new impacts that were not addressed in the LRSP EIR are expected. A Phase I Environmental Site Assessment, cultural resources evaluation, and a tree survey/arborist report were performed to identify sensitive resources that could be impacted by the proposed project. In addition, a Jurisdictional Delineation and Special Status Species Evaluation and a Biological Resources study were performed for the project. No additional resources were identified specific to this project site other than those previously disclosed in the LRSP EIR.

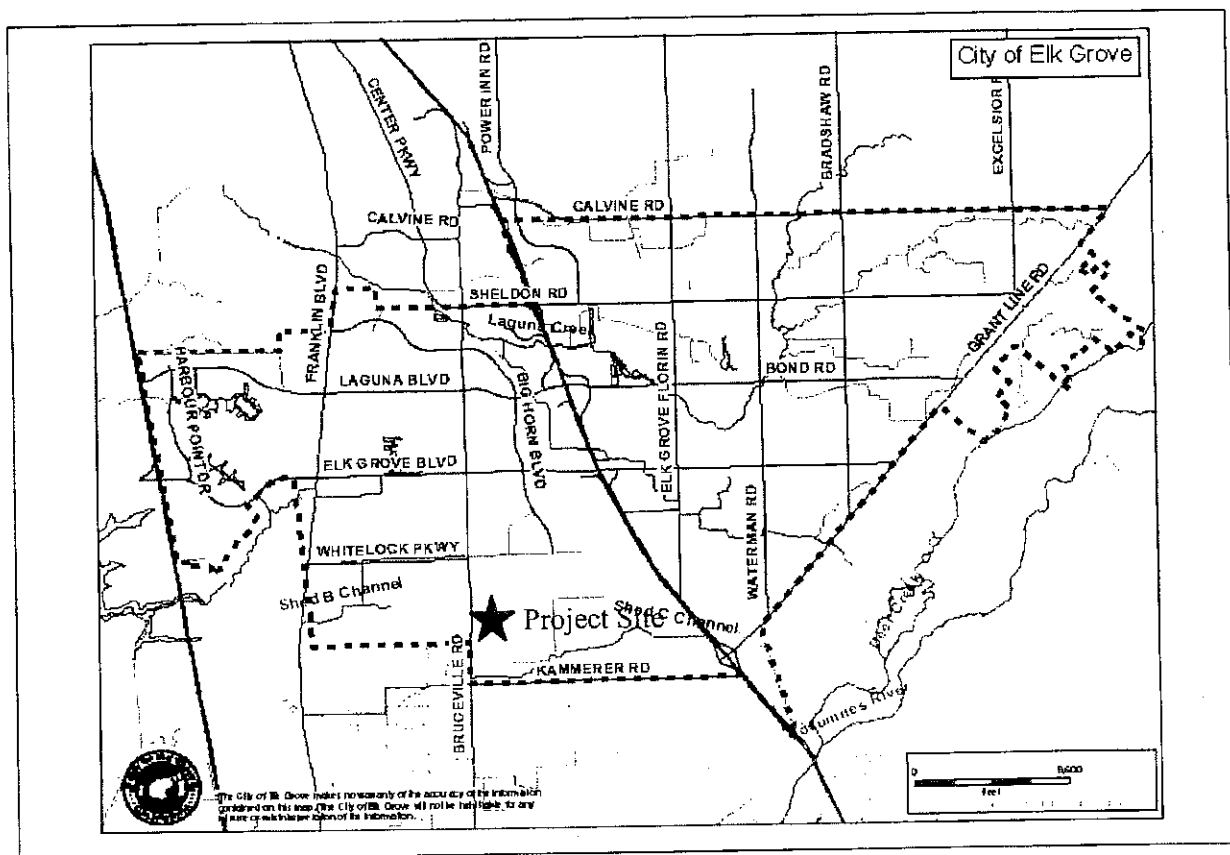


Figure 1. Location Map

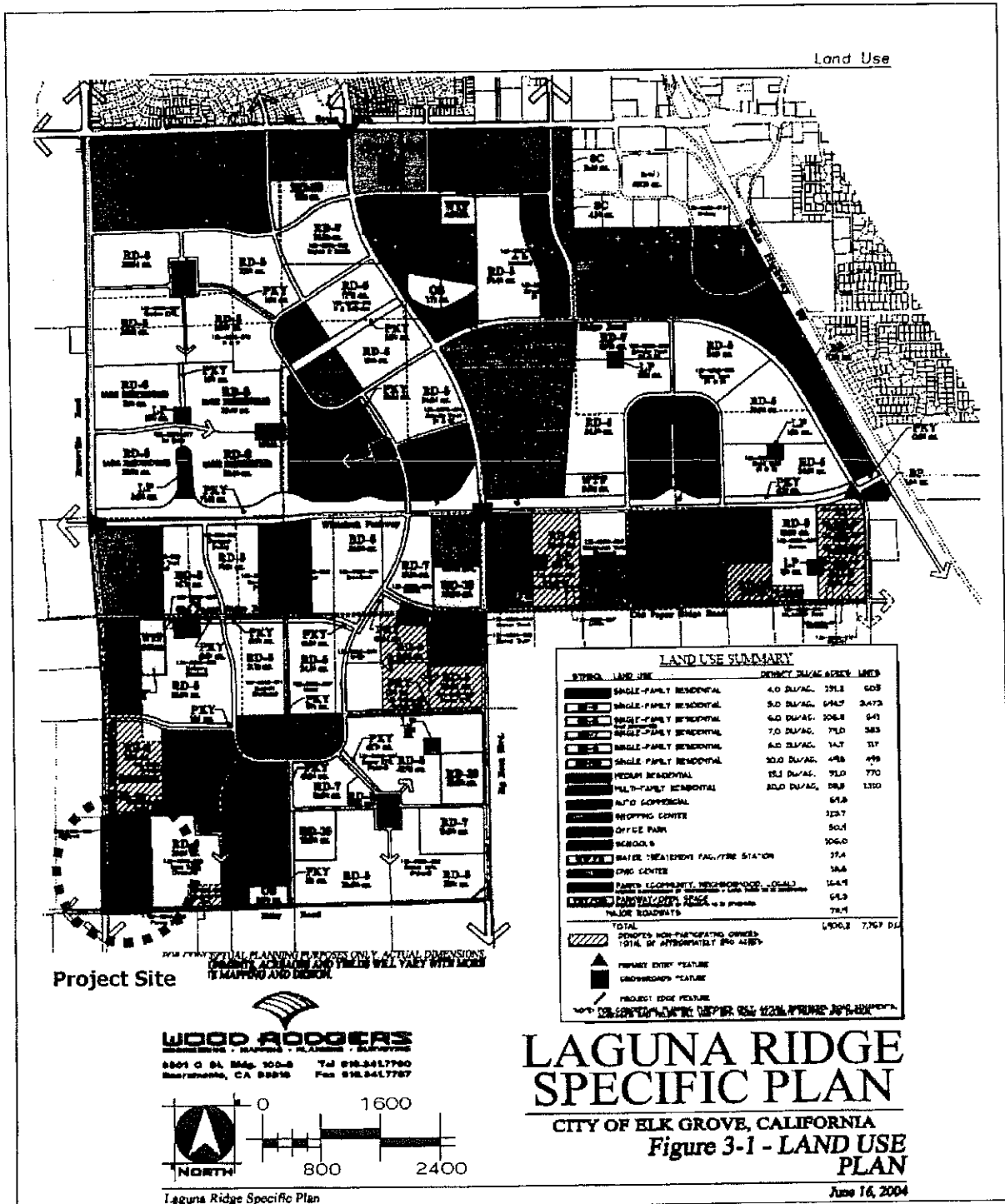


Figure 2. Vicinity Map

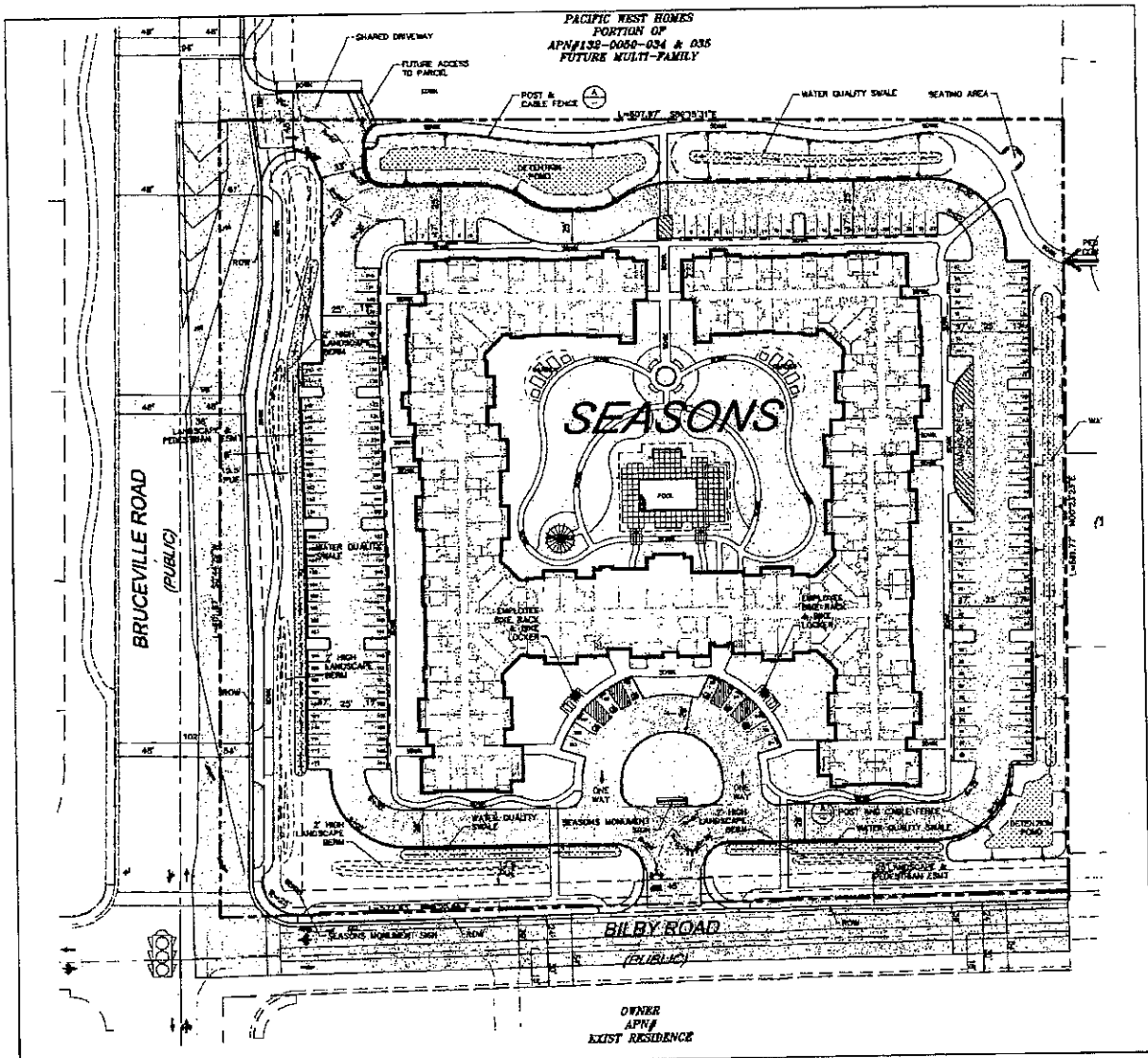


Figure 3. Preliminary Site Plan

Environmental Setting and Surrounding Land Uses

The proposed project site is located at the northeast corner of Bruceville Road and Bilby Road. The project site is agricultural-residential property containing residential homes and outbuildings and pasture land. The site is dominated by annual grasslands and a number of planted shrubs and trees clustered around the residences. The surroundings properties to the north, south and east are agricultural lands with single family residential homes (Figure 4). The properties to the west are part of a single-family residential subdivision named Machado Dairy Unit 1.

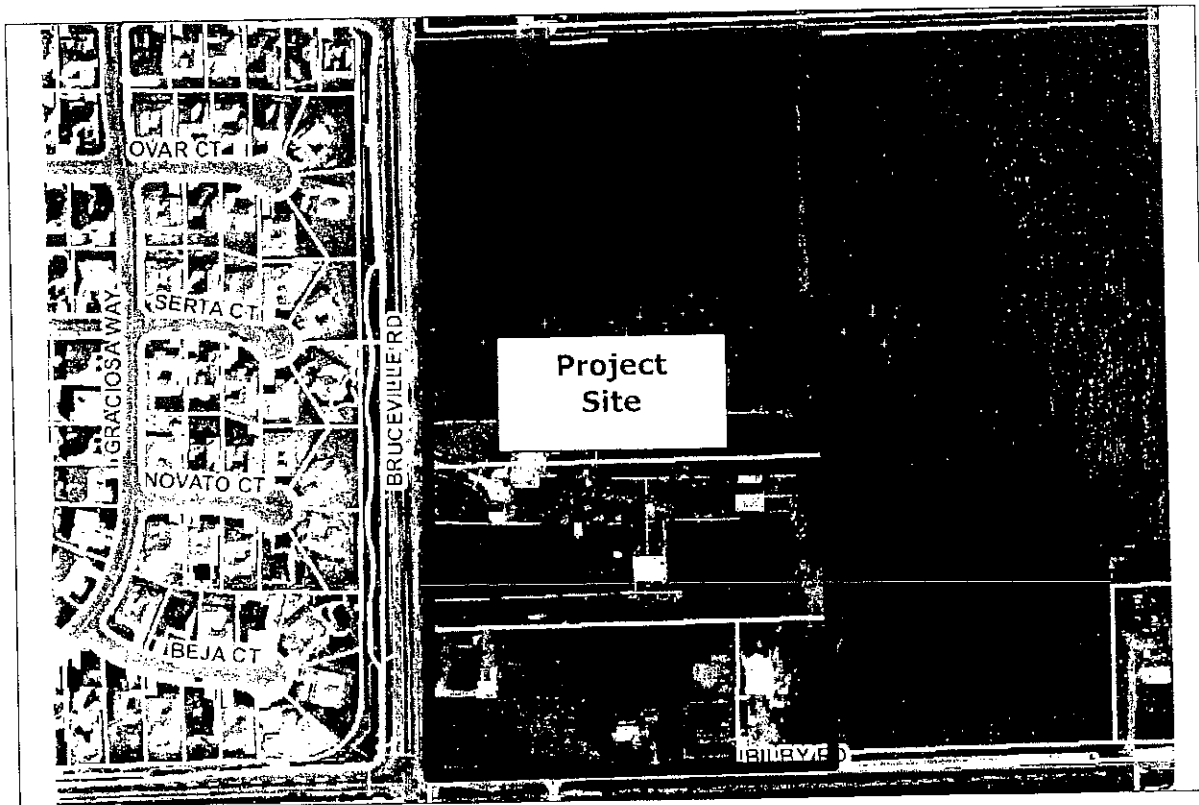


Figure 4. Aerial Photograph

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

Regional Water Quality Control Board
 Sacramento Metropolitan Air Quality Management District

Environmental Factors Potentially Affected:

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

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

PURPOSE OF THIS INITIAL STUDY

This Initial Study has been prepared to determine whether any of the conditions set forth in CEQA Guidelines Sections 15162 through 15164 exist that would require the preparation of a subsequent or supplemental EIR for the previously certified Laguna Ridge Specific Plan EIR. The Initial Study specifically analyzes potential adverse environmental impacts associated with development of two properties which were not fully analyzed in the Laguna Ridge Specific Plan EIR (non-participating properties). These properties are within the Laguna Ridge Specific Plan area and are part of the Seasons at Laguna Ridge project.

DETERMINATION:

On the basis of this initial evaluation:

- I find that the adverse environmental effects of the proposed project were adequately addressed in the previously certified Laguna Ridge Specific Plan EIR. No new impacts which are specific to this project were identified. Therefore, the proposed project COULD NOT have a significant effect on the environment above what was analyzed and disclosed in the previously certified Laguna Ridge Specific Plan EIR, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Planner's Signature

Date

Planner's Printed Name

City of Elk Grove
Development Services - Planning

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 checked="" type="checkbox"/>	<input 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"/>

Discussion/Conclusion/Mitigation:

a-d) Less than significant impact. The LRSP EIR (SCH #2000082139) adequately addressed aesthetic issues related to the development of the entire LRSP area, of which this project is a part of. The proposed project is being undertaken pursuant to and in conformity with the approved Specific Plan. The EIR identified significant and unavoidable impacts to Visual Resources, and a Statement of Overriding Considerations (SCH #2000082139) was adopted for these significant and unavoidable impacts. No special circumstances exist and no changes in the project have occurred that would necessitate the further review of impacts to visual resources. The proposed project would require the removal or relocation of Valley oak trees, as discussed under section IV – Biological Resources of this Initial Study. No additional aesthetic impacts have been identified for the proposed project other than those previously disclosed and analyzed in the LRSP EIR. The proposed project is subject to the Laguna Ridge MMRP. Therefore, the impacts to visual resources are considered less than significant.

II. AGRICULTURAL RESOURCES

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

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

Discussion/Conclusion/Mitigation:

a-c) Less than significant impact. The LRSP EIR (SCH #2000082139) adequately addressed agricultural resources issues related to the development of the entire LRSP area, of which this project is a part. The proposed project is being undertaken pursuant to and in conformity with the approved Specific Plan. The EIR identified significant and unavoidable impacts to Agricultural Resources, and a Statement of Overriding Considerations (SCH #2000082139) was adopted for these significant and unavoidable impacts. No special circumstances exist and no changes in the project have occurred that would necessitate the further review of impacts to agricultural resources. No additional impacts to agricultural resources have been identified for the proposed project other than those previously disclosed and analyzed in the LRSP EIR. The project is subject to the Laguna Ridge Mitigation Monitoring and Reporting Program. Therefore, the impacts to agricultural resources are considered less than significant.

III. AIR QUALITY

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

Would the project:	Potentially Significant Impact	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 type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

a-e) Less than significant impact. The LRSP EIR (SCH #2000082139) adequately addressed air quality issues related to the development of the entire LRSP Area, of which this project is a part of. The proposed project is being undertaken pursuant to and in conformity with the approved Specific Plan. The EIR identified significant and unavoidable impacts to Air Quality, and a Statement of Overriding Considerations (SCH #2000082139) was adopted for these significant and unavoidable impacts. No special circumstances exist and no changes in the project have occurred that would necessitate the preparation of subsequent air quality analysis. No additional air quality impacts have been identified for the proposed project other than those previously disclosed and analyzed in the LRSP EIR. The project is subject to the Laguna Ridge Mitigation Monitoring and Reporting Program. Therefore the impacts to air quality are less than significant.

f) No Impact. The proposed project does not include industrial, agricultural, or food processing uses so no odors would be generated. The project would have no impact regarding objectionable odors.

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 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 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 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 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 checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

Plant and Wildlife Communities

The vegetative communities occurring within the project site include annual grasslands, seasonal wetlands, drainage ditches and ruderal habitat surrounding the built environment. Common plant and wildlife species observed, or expected to occur, in these areas and special-status species and sensitive plant habitats observed, or expected to occur, in these areas are also addressed below. There are several trees within the project site that are protected under

the City Tree Preservation and Protection Ordinance (Chapter 19.12). Table 1 provides a summary of the number of acres of each community type in the project site.

Figure 5 presents the upland habitat that is present within the project site. The communities were characterized based upon the descriptions provided in California Wildlife Habitat Relationships (CWHR) (CDFG 2002). The verified wetland delineation conducted by Gibson and Skordal (Gibson and Skordal 2006) was the bases for identified acreages of water features on the project site.

TABLE 1. VEGETATIVE COMMUNITIES WITHIN THE PROJECT SITE

Type	Area (Acres)
Annual Grassland	15.5
Ruderal/Built Environment	3.2
Seasonal Wetland	0.0582
Drainage Ditches	0.0809
Water Features TOTAL	0.1391
TOTAL	18.7

Water Features (Including Wetlands)

Water features on the site are comprised of features within the jurisdiction of the U.S. Army Corps of Engineers (USACE) and features outside the jurisdiction of the USACE. A total of 0.1184 acre of jurisdictional and 0.0208 acre of non-jurisdictional water features are located within the project site. Table 2 below lists the water features and acreage of each type delineated within the project site.

TABLE 2 – WATER FEATURES DELINEATED WITHIN THE PROJECT SITE

Type	Area (Acres)
Jurisdictional Water Features	
Roadside Drainage Ditch	0.0775
Drainage Ditch	0.0034
Depressional Seasonal Wetland	0.0374
Non-jurisdictional Water Feature	
Depressional Seasonal Wetland	0.0208
Total	0.1391

The hydrology within the project site is predominantly re-charged by precipitation, natural sheeting of rainfall over surrounding upland topography and local subsurface discharge.

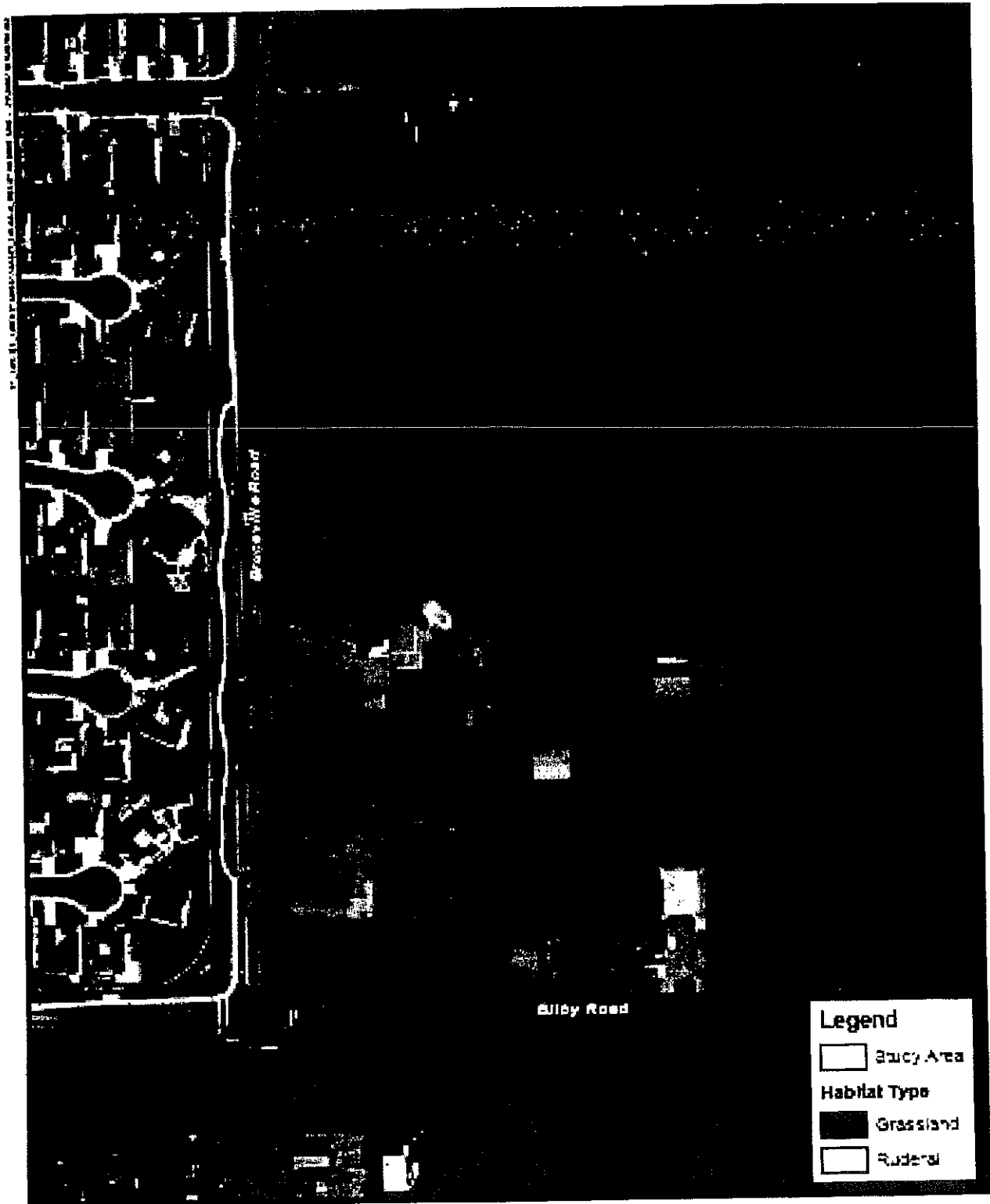


Figure 5

Habitat Map

Seasonal Wetland

The project site contains three depressional seasonal wetlands. These were classified as seasonal wetlands rather than vernal pools based on species composition; the depressional seasonal wetlands contained non-native plant communities with upland associate species. Seasonal wetlands typically qualify as wetlands under §404 of the federal Clean Water Act and are under USACE jurisdiction; however the U.S. Army Corps of Engineers (USACE) determined that one of three mapped depressional seasonal wetlands is jurisdictional.

Seasonal wetlands exhibit a hydrologic regime dominated by saturation rather than inundation. Seasonal wetlands were identified within the project site as depressions in the topography that inundate or flow for short periods of time following intense rains but do not maintain seasonal aquatic or saturated soils conditions for durations long enough for colonization by perennial, obligate plant species. As such plant species in seasonal wetlands are generally of two types: species that can tolerate short periods of inundation but have not adapted to withstand sustained aquatic or saturated soil conditions, and short-lived (primarily annual) species that take advantage of ephemeral aquatic and/or saturated soils conditions. Plants species observed occurring within and around the seasonal wetlands on the site include tall flat sedge (*Cyperus eragrostis*), curly dock (*Rumex crispus*), perennial ryegrass (*Lolium perenne*), loosestrife (*Lythrum hyssopifolia*) and annual bluegrass (*Poa annua*) (Gibson and Skordal 2006). Seasonal wetlands are often included within the annual grassland for classification purposes.

Drainage Ditch

One drainage ditch with an average width of two feet and a length of 75 feet (0.0034 acre). This feature appears to have been excavated in uplands, and it begins and ends within the project site. It does not appear to convey surface water off the project site. The ditch displays a distinct bed and bank and was likely constructed for irrigation and/or drainage. These drainage ditches lacked one or more of the required parameters to be considered a wetland. The Corps determined that this feature is jurisdictional (Gibson and Skordal 2005).

Annual Grassland

The project site contains altered plant communities typical of farmed or ranched areas. Annual grassland consists of a myriad of native and non-native annual plant species. Additional major influences on this vegetation community include land use, soil type, annual precipitation and fall temperatures. The majority of the area supports disturbed, non-native annual grasslands dominated by common chicory (*Cichorium intybus*), soft chess (*Bromus mollis*), orchard grass (*Dactylis glomerata*), wild oat (*Avena fatua*), perennial ryegrass and tall fescue (*Festuca arundinacea*). Common grasses and forbs include Mediterranean barley (*Hordeum hystrix*), winter vetch (*Vicia villosa*), barley (*Hordeum leporinum*), and wild oats (*Avena fatua*) (Gibson and Skordal 2006).

Ruderal/Built Environment

Ruderal (roadside) communities appear in areas of disturbances (i.e. along roadsides, parking lots, and areas adjacent to the built environment). Within the project site, the ruderal environment includes the gravel and dirt roadways, and areas adjacent to the residence and barn structures. The area surrounding the residence within the project site contains numerous ornamental trees including the London plane tree (*Platanus X acerifolia*) and white mulberry (*Morus alba*). There were also numerous fruit and nut trees including apricot (*Prunus armeniaca*), plum (*Prunus* sp.), common fig (*Ficus carica*), pear (*Pyrus* sp.) and walnuts (*Juglans* sp.) in addition to grape vines (*Vitis* sp.) growing adjacent to the residences. Ruderal habitat is subjected to ongoing or past human disturbances. Ruderal habitat in these disturbed areas supports a diverse weedy flora. Plant species observed within these areas include yellow star

thistle (*Centaurea solstitialis*), dove weed (*Eremocarpus setigerus*), Fitch's tarweed (*Hemizonia fitchii*), field mustard (*Brassica rapa*), prickly lettuce (*Lactuca serriola*), and bull thistle (*Cirsium vulgare*).

A distinguishing characteristic of ruderal habitats is the mixture of native and exotic plant species. Native and introduced wildlife species that are tolerant of human activities often thrive in ruderal habitats. Some native species persist in this ruderal habitat, including Brewer's blackbird (*Euphagus cyanocephalus*), house finch (*Carpodacus mexicanus*), and American crow (*Corvus brachyrhynchos*).

Special-status Species

The following discussion describes the plant and wildlife species that have been afforded special recognition by federal, state, or local resource agencies or organizations. Listed and special-status species are of relatively limited distribution and may require specialized habitat conditions. Listed and special-status species are defined as:

- Listed, proposed, or candidate for listing under the State or Federal Endangered Species Acts;
- Protected under other regulations (e.g. local policies, Migratory Bird Treaty Act);
- California Department of Fish Game's Species of Special Concern and California Fully Protected Species;
- Listed as species of concern by California Native Plant Society (CNPS); or
- Otherwise receive consideration during environmental review.

Range and habitat information for the special-status wildlife and plant species below was obtained from the CWHR program version 8 (CDFG 2002) and the California Natural Diversity Database (CNDDDB) (CDFG 2007).

TABLE 3 - SPECIAL-STATUS SPECIES CONSIDERED IN THE IMPACT ANALYSIS ORGANIZED BY HABITAT TYPE

Habitat Type	Special-status Species	Acreage within project site
Annual Grasslands	Cooper's hawk (<i>Accipiter cooperi</i>) - foraging Swainson's hawk (<i>Buteo swainsoni</i>) - foraging White-tailed kite (<i>Elanus leucurus</i>) - foraging Western burrowing owl (<i>Athene cunicularia hypugea</i>) Other Raptors and Migratory Non-game Birds of Management concern	15.5
Seasonal Wetland	Vernal pool fairy shrimp (<i>Branchinecta lynchi</i>) Midvalley fairy shrimp (<i>Branchinecta mesoallensis</i>) Vernal pool tadpole shrimp (<i>Lepidurus packardii</i>) California linderiella fairy shrimp (<i>Linderiella occidentalis</i>)	0.0582
Drainage Ditches	None	0.0809
Ruderal/Built Environment	Raptors and Other Migratory Non-game Birds of Management concern Special-status Bat Species	3.2

Listed and Special-status Plants

The project site consists of significantly disturbed environment. It is unlikely that any special-status plant species are present at the project site, since the area has been ranched and farmed for a number of years. Non-native species persist in the annual grassland and depressional seasonal wetland habitats within the project site making it unlikely that any native special-status plants are present.

Listed and Special-status Wildlife

Invertebrates

Protocol-level vernal pool invertebrate surveys were not conducted and presence of potentially occurring federally-listed or candidate vernal pool invertebrate species is inferred within suitable habitat in the project site. Vernal pool crustaceans are found in ephemeral freshwater habitats, and their life cycles have adapted to the unique habitat conditions of vernal pools. Following the winter rains, vernal pools become inundated, and in conjunction with the appropriate environmental cues (temperature, total dissolved solids, alkalinity, etc.), the hatching of vernal pool crustacean eggs is initiated. Vernal pool crustaceans then mature rapidly into adults.

Following copulation, the female crustacean carries the eggs (also referred to as "cysts"), in an oval or elongated ventral brood sac. After the eggs mature, they are either dropped to the pool bottom or remain in the brood sac until the female dies and sinks to the pool bottom. The eggs are deposited on the pool's bottom. As the eggs are larger and heavier than the surface clays, they get worked into the sediment by water movement caused by persistent winds (Eriksen & Belk 1999). When the pools dry, the eggs are trapped below the soil surface. The mature eggs are coated with a protective protein layer that allows them to withstand heat, cold, and prolonged dehydration. When the pool refills during the subsequent inundation, some, but not all of the eggs, may hatch. The eggs can remain viable in soil for decades. The eggs that remain dormant in the soil may therefore be generated from several years of breeding (USFWS 1994). This strategy has been suggested as a mechanism by which rare species may persist in unpredictable environments (USFWS 2003). The eggs that hatch may do so within days after the vernal pools fill, and rapidly develop into adults. In pools that persist from several weeks to a few months, vernal pool crustaceans may have multiple hatches during a single season (USFWS 1994).

Vernal pool crustaceans are ecologically dependent on wetlands with seasonal fluctuations in water levels during specific times of the year with seasonal inundation and subsequent desiccation. A suitable aquatic environment is necessary for egg incubation and hatching, growth and maturation, reproduction, feeding, sheltering, and dispersal. Appropriate periods of desiccation are necessary for egg dormancy and to eliminate predators such as bullfrogs, fish, and other aquatic predators that depend on year round inundation of wetland habitats to survive (USFWS 2003). Vernal pool fairy shrimp cannot persist in wetlands that are inundated for the majority of the year, or in wetlands without periodic seasonal inundation, although they do occur in pools that do not inundate every year (USFWS 2003).

Vernal pool fairy shrimp (*Branchinecta lynchi*) is federally-listed as threatened. This species is associated with ephemeral swales and vernal pools in grassland communities. Cysts hatch and shrimp become active when pools fill during the winter rainy season. This species may occur within seasonal wetlands within the project site.

Midvalley fairy shrimp (*Branchinecta mesovallensis*) is endemic to the Sacramento Valley but distribution poorly understood. This species is associated with vernal pools, vernal swales, and other ephemeral water features. The habitat requirements for this species are similar to other local fairy shrimp species but tend to be in more shallow pools. This species may occur within the seasonal wetlands within the project site.

The **vernal pool tadpole shrimp** (*Lepidurus packardii*) is listed as federally endangered and occurs in vernal pools, swales and various other seasonally ponded habitats in the Sacramento Valley containing clear to highly turbid water. Breeding pools for this species are commonly found in grass-bottomed swales within unplowed grasslands; the pools may

be mud-bottomed and highly turbid. This species may occur within the seasonal wetlands within the project site.

California linderiella fairy shrimp (*Linderiella occidentalis*) is found in seasonal pools in unplowed grasslands with old alluvial soils underlain by hardpan or in sandstone depressions. This species may occur within the seasonal wetlands within the project site.

Birds

Cooper's hawk (*Accipiter cooperi*) is a California species of special concern. This species nests in oak woodlands and riparian forests, and forages in open woodlands and woodland edges. There is one previously recorded occurrence of this species within a five-mile radius of the project site. Suitable habitat is present at the project site.

The **tri-colored blackbird** (*Agelaius tricolor*) is a California species of special concern. This species is endemic to California and southern Oregon and is a year-round resident of California. The tricolored blackbird nests colonially in stands of cattails, tules, blackberries, or other dense herbaceous vegetation. There are thirteen previously recorded occurrences within five miles of the project site, three of which area within one mile of the project site (two of which encompass the boundaries of the site, CDFG 2007). This species may nest in the dense stands of blackberry within the project site or use the annual grassland at the project site as foraging habitat.

The **western burrowing owl** (*Athene cunicularia hypugea*) is a California species of special concern. Burrowing owls are year-round residents in the open, dry grasslands of the Central Valley. During fall and winter, local residents may move from nesting areas, and migrants may move in. Burrowing owls nest and take shelter in burrows in the ground, typically burrows excavated by other species such as ground squirrels. Suitable habitat is present within the annual grasslands at the project site. Although there were no signs of burrowing owl at the site, species-specific surveys were not conducted; however several small mammal burrows which may potentially be used by burrowing owl were observed at the site. There are three previously recorded occurrences within five miles of the project site (CDFG 2007).

The **Swainson's hawk** (*Buteo swainsoni*) is listed as threatened in California by the CDFG. Swainson's hawks in the Central Valley typically nest in large, mature trees such as valley oaks, cottonwoods, willows, and native walnuts. Selected trees for nesting are usually located near suitable foraging habitat. Annual grassland located at the project site provides foraging habitat for many migratory birds and raptors, including the Swainson's hawk. This species was observed foraging at the project site. There are 120 previously recorded occurrences within ten miles of the project site, nineteen of which are within five miles of the project site (CDFG 2007).

The **white-tailed kite** (*Elanus leucurus*) is a California fully protected species. This species nests in rolling foothills and valley margins with scattered oaks, riparian woodlands, or marshes next to deciduous woodland, and forages in open grasslands, meadows, or marshes. White-tailed kites are known to forage for small rodents and insects in agricultural areas, especially alfalfa fields. Nests are generally built in available trees near hunting grounds. Suitable nesting and foraging habitat is present at the project site. There is one previously recorded occurrence of this species within a five-mile radius of the project site (CDFG 2007).

Several **migratory birds** protected under the Migratory Bird Treaty Act may use habitat within the BSA for nesting, including such species as loggerhead shrike (*Lanius ludovicianus*), black phoebe (*Sayornis nigricans*), western kingbird (*Tyrannus verticalis*), and northern mockingbird (*Mimus polyglottos*) that were observed within the project site. In addition, two large stick nests were observed within the project site. There was no activity observed at either nest site at the time of the site visit.

Mammals

Several species of **bats** may seasonally roost within the abandoned buildings at the site. Species such as the hoary bat (*Lasiurus cinereus*), western mastiff bat (*Eumops perotis*), or the Brazilian free-tailed bat (*Tadarida brasiliensis*) may occur in the vicinity of the project site.

Wildlife Movements

The area within the project site does not constitute a wildlife movement corridor due to its small size, proximity to highly disturbed areas, and lack of topographic features (i.e. ridges, drainages, etc.) that would facilitate the movement of fish and wildlife.

Impact Assessment

The impact assessment was based on the project description (Section 3.0), information described in the existing setting, and the standards of significance described in the initial study checklist.

A City of Elk Grove biologist undertook reconnaissance-level surveys on July 3, 2007 to map habitat types and identify the presence/absence of sensitive biological resources including special-status species and their potential to occur at the project site based on habitat suitability. Locations of habitat types and biological resources were noted on an aerial photograph and digitized using ArcGIS software (Figure 5). Prior to initiating field surveys, aerial photography was reviewed for potential habitat for the special-status species identified from the literature and database searches. A species was considered in the impact analysis if its documented geographic range from the literature and database search includes the project vicinity and if suitable habitat for the species was identified within or near the project site.

Surveys for the wetland delineation and special-status species evaluation were conducted on May 18, 2005 by Gibson and Skordal and revised in August 2006. Sierra Nevada Arborists completed an arborist report for the project site in 2005 (Sierra Nevada Arborists 2005).

Discussion of Impacts

a) Less than Significant Impact. As described above, the project site contains suitable foraging and/or nesting habitat for a number of special-status birds, including tri-colored blackbird, Swainson's hawk, white-tailed kite, Cooper's hawk, and burrowing owl. The project site also contains habitat for several species of vernal pool branchiopods (vernal pool fairy shrimp, vernal pool tadpole shrimp, mid-valley fairy shrimp, and California linderiella). The abandoned buildings at the project site may also be habitat for roosting bats.

Vernal Pool Branchiopods. The seasonal wetlands within the project site may be habitat for vernal pool fairy shrimp, vernal pool tadpole shrimp, mid-valley fairy shrimp, and California linderiella. Protocol-level surveys for vernal pool invertebrates were not conducted. All appropriate habitat for vernal pool invertebrates was inferred to be occupied for purposes of the impact analysis. The seasonal wetland is located outside the planned construction of the senior residential facility (proposed project) and therefore no direct impacts to vernal pool invertebrates would occur. The proposed project may indirectly impact this seasonal wetland since construction activities would occur within 250 feet from the wetland.

Tri-colored Blackbird. The project site is known to contain foraging habitat for tri-colored blackbird. This species may also use dense vegetation within the project site as nesting habitat. If

tri-colored blackbird is present at the project site during construction activities direct impacts to tri-colored blackbird could occur.

Swainson's Hawk. Habitat within the project site provides suitable nesting and foraging opportunities for the state-threatened Swainson's hawk. There are tall trees within and surrounding the project site that may provide suitable nesting habitat. Two large stick nests were observed at the project site. A Swainson's hawk was observed foraging at the project site during biological surveys. The project site does provide suitable foraging habitat within the 15.5 acres of annual grasslands. Construction activities that require the disturbance of trees and vegetation could cause direct impacts to nesting Swainson's hawks. Removal of habitat within the project site would be considered a direct and significant impact if any of these species were taken or deterred from traditional nesting or foraging locations. Construction could also result in noise, dust, increased human activity, and other indirect impacts to nesting Swainson's hawk in the project vicinity. Potential nest abandonment, mortality to eggs and chicks, as well as stress from loss of foraging areas would also be considered potentially significant impact.

Western Burrowing Owl. Habitat within the project site provides suitable habitat for reproduction, cover, and foraging for the burrowing owl. While no burrowing owls were observed during the site inspection, burrows that could be potential nest sites for this species were noted within the project site. Therefore, implementation and construction of the proposed project could impact burrowing owls, both directly (removal of habitat) and indirectly (increased human activity). Burrowing owls, a special-status wildlife species, are considered to be a sensitive resource by federal and state resource agencies, so alteration of the project site is considered potentially significant unless mitigation is incorporated.

Raptors and Other Migratory Birds. Habitat within the project site also provides suitable nesting and foraging opportunities for many avian species, including some raptors and migratory birds (i.e. Cooper's hawk, white-tailed kite, and loggerhead shrike). Raptors and raptor nests are considered to be a special resource by federal and state agencies and are protected under the MBTA and California Code of Regulations. All nesting migratory birds, their nests, eggs, and chicks are also protected under the MBTA. Construction activities that require the disturbance of trees and vegetation could cause direct impacts to nesting raptors and migratory birds. Removal of habitat within the project site would be considered a direct and significant impact if any of these species were taken or deterred from traditional nesting or foraging locations. Construction could also result in noise, dust, increased human activity, and other indirect impacts to nesting raptor or migratory bird species in the project vicinity. Potential nest abandonment, mortality to eggs and chicks, as well as stress from loss of foraging areas would also be considered potentially significant impact.

Bats. The abandoned buildings at the project site may provide habitat for resident and/or migratory bats. If demolition of these buildings occur when the site is actively being used as a roosting site, the proposed project may adversely impact special-status bat species. Additional mitigation measures are necessary to reduce impacts to special-status bat species to less than significant.

The proposed project is subject to the Laguna Ridge MMRP. The following mitigation measures provided in the Laguna Ridge MMRP would address the biological impacts of the proposed project: MM 4.8.6 would address habitat for vernal pool species; MM 4.8.7a and 4.8.7b would address Swainson's hawk foraging and nesting habitat; and MM 4.8.8a, 4.8.8b, and 4.8.8c would address raptors, migratory birds, burrowing owls, and bat roosts. No new impacts beyond those previously discussed in the certified Laguna ridge Specific Plan EIR. In addition, the mitigation measures contained in the Laguna Ridge Specific Plan Mitigation Monitoring and Reporting

Program (MMRP), which the project is required to comply with, adequately address the impacts to special-status species that are potentially present at the project site. Therefore, because the proposed project will be subject to the Laguna Ridge Specific Plan MMRP, impacts to special status species are considered less than significant.

b) No impact. There is no riparian or other sensitive habitat present within the project site.

c) Less than Significant Impact. A Jurisdictional Delineation (Gibson and Skordal 2005) was completed for the project site and verified by the U. S. Army Corps of Engineers (USACE) on August 14, 2006. A total of 0.1183 acres of waters of the U.S., including wetlands, occur within the project site. As such, the USACE would have jurisdiction over these wetlands and other waters of the U.S. under Section 404 of the Clean Water Act.

The project would require filling approximately 0.0809 acre of jurisdictional drainage ditches, which are considered jurisdictional Waters of the U.S. Authorization for such fill would be secured from USACE via the Section 404 permitting process prior to project implementation. Because a Section 404 permit would be required from the USACE, a Section 401 permit would be also required from the RWQCB. The City would obtain authorization from both the USACE and the RWQCB to fill/disturb these features prior to project implementation and the project would also be required to comply with the City's NPDES permit.

The 0.0374 acre of jurisdictional seasonal wetlands would not be directly impacted by the proposed project. It is located in the northern portion of the project site and will not be built on as a result of the proposed project.

Given that the proposed project is subject to the Laguna Ridge Specific Plan MMRP, and that Mitigation Measure MM 4.8.3 of the Laguna Ridge Specific Plan MMRP was adopted to address impacts to wetlands, impacts to wetlands from the proposed project are considered less than significant.

d) No Impact. Implementation of the proposed project would not likely interfere with the movement of any fish or wildlife species or impede the use of native nursery sites or corridors. Therefore, no project-related impact to migratory wildlife would occur with project development.

e) Less than Significant Impact. An arborist report was prepared by Sierra Nevada Arborists for the project site in July 2005 (Sierra Nevada Arborists 2005). The report identified 32 trees, including ten valley oak (*Quercus lobata*) trees on the project site. The City Arborist reviewed the arborist report and determined that nine of the trees would require removal or relocation as a part of the proposed project (tree tag numbers 48, 49, 55, 57, 62, 63, 64, 65, and 66). The valley oak tree number 62 is in poor condition and will not require mitigation for its removal. The valley oak tree number 58 would remain on the project site.

Mitigation Measures 4.8.1b and 4.8.1c of the Laguna Ridge Specific Plan MMRP require protection measures for trees during construction and set forth the standards for replacing trees planned for removal. The proposed project will be subject to the Laguna Ridge Specific Plan MMRP. In addition the following conditions of approval will be imposed on the project in order to address site-specific trees:

- The project applicant shall relocate the oak trees tagged with numbers 48, 49, 55, 63, 64, 65 and 66 into the project site landscaping.
- The project applicant shall remove the oak tree tagged with number 57, since it is 14" dbh and too large to relocate. The applicant shall plant replacement tree(s) with in-kind species, the combined diameter of which shall equal the combined diameter of the tree removed. Preference shall be given for use of the largest replacement tree(s) available when selecting replacement tree(s). If tree(s) cannot be preserved or replaced onsite, off-site mitigation or the payment of an in-lieu fee shall be provided in accordance with the provisions of the City Tree Preservation Ordinance.
- In order to retain the oak tree tagged with number 58 on the project site, the proposed picnic area, night light, pedestrian path, detention channel and roadway should be moved out of the oak's dripline. If these features cannot be moved, then oak tree number 58 that has an 11" dbh will require removal and the applicant shall plant replacement tree(s) with in-kind species, the combined diameter of which shall equal the combined diameter of the tree removed. Preference shall be given for the use of the largest replacement tree(s) available when selecting replacement tree(s). If tree(s) cannot be preserved or replaced onsite, off-site mitigation or the payment of an in-lieu fee shall be provided in accordance with the provisions of the City Tree Preservation Ordinance.

Therefore with the implementation of the LRSP MMRP and the above project conditions of approval the impacts to trees are less than significant.

f) No impact. No provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan apply to the proposed project site.

V. CULTURAL RESOURCES

Would the project:	Potentially Significant impact	Less Than Significant With Mitigation Incorporated	Less Than Significant impact	No impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5?	<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:

The LRSP EIR (SCH #2000082139) addressed cultural resource issues related to the development of the entire LRSP Area, of which this project is a part of. The proposed project is being undertaken pursuant to and in conformity with the approved Specific Plan. The project site is a non-participating property and, therefore, is subject to site-specific biological studies as required in the LRSP. A cultural resources report¹ was completed for the project site. City Staff has reviewed the report and found that the results were adequate.

a-d) Less than significant impact. The project area contains six buildings consisting of four residences, one barn, and one shed. The barn dates to 1959, and the rest of the buildings all date to the 1960s or later. The buildings are all less than 50 years in age and did not warrant recordation. There are no historic properties recorded within the project area. The proposed project is subject to the Laguna Ridge MMRP. Therefore the impacts to cultural resources are less than significant.

¹ *Determination of Eligibility and Effect for the Proposed Seasons at Laguna Ridge Project.* Peak & Associates, Inc. January 2007.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>

Discussion/Conclusion/Mitigation:

a-d) Less than Significant Impact. The LRSP EIR (SCH #2000082139) adequately addressed geology and soils issues related to the development of the entire LRSP area, of which this project is a part of. The proposed project is being undertaken pursuant to and in conformity with the approved Specific Plan. No special circumstances exist and no changes in the project have occurred that would necessitate the preparation of subsequent geology and soils studies. No additional geology and soils impacts have been identified for the proposed project other than those previously disclosed and analyzed in the LRSP EIR. The proposed project is subject to the

Laguna Ridge MMRP. Therefore the impacts to geology and soils are considered less than significant.

e) No impact. The project would be annexed into the CSD-1 and SRCSD service area and connected to the CSD-1 sewer system. No septic tanks or alternative wastewater disposal system will be installed for this project; therefore no impact is anticipated by this project.

VII. HAZARDS AND HAZARDOUS MATERIALS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<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 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:

The LRSP EIR (SCH #2000082139) addressed hazards and hazardous materials issues related to the development of the entire LRSP Area, of which this project is a part of. The proposed project is being undertaken pursuant to and in conformity with the approved Specific Plan. The project

site is a non-participating property and, therefore, is subject to site-specific studies as required in the LRSP.

A Phase I Environmental Site Assessment in compliance with the American Society of Testing and Materials (ASTM) E1527-00 was completed for the proposed project site by Engeo Incorporated on January 24, 2006. The Phase I Assessment included regulatory agency database review (including the list pursuant to Government Code Section 65962.5), historical data review, and an evaluation of the project site for evidence of soil and/or groundwater contamination resulting from current and/or former site activities. Under Government Code Section 65962.5, the California Department of Toxic Substances Control (DTSC) maintains a list of hazardous substance sites. This list, referred to as the "Cortese List", includes CALSITE hazardous material sites, sites with leaking underground storage tanks, and landfills with evidence of groundwater contamination.

a) Less than Significant Impact. The proposed project involves the construction of residential housing, which would not result in hazardous emissions or the routine transport, use or disposal of hazardous or acutely hazardous materials, substances, or waste.

b - d) Less than Significant Impact. The project site is located within one-quarter mile of an elementary school. The Phase I report noted that the project site does not appear on any of the federal, state, or local regulatory agency databases searched (including the list of hazardous material sites compiled pursuant to Government Code Section 65962.5) of businesses and properties that handle hazardous materials or hazardous wastes, are locations of leaking underground storage tanks. The Phase I report also noted that "The reconnaissance and records research did not find documentation or physical evidence of soil or groundwater impairments associated with the use of the property." No chemical or burn dump areas were identified in the Phase I report.

Several pole-mounted transformers were observed on the project site. Some of the transformers may contain PCB cooling oils. SMUD owns the transformers and indicated that if any are found to be leaking they would be responsible for repairing or replacing the transformers, as well as cleaning up any spills.

Several septic tanks, water supply wells, agricultural wells, and dry wells are located on the project site. Prior to the issuance of building permits the project applicant will be required to properly abandon any septic tanks and wells on the proposed project site in accordance with the requirements of the Sacramento County Environmental Health Division.

The following items of concern on the proposed project site were identified in the Phase I report:

1. Historical records indicated that agricultural crops have historically been grown on the project site, which might result in residues of persistent agricultural chemicals in the soils on the project site.
 - o The proposed project is subject to the Laguna Ridge Specific Plan MMRP. Mitigation Measure 4.5.1 of the LRSP MMRP would be implemented to address soil sampling within areas of potential herbicide/pesticide contamination, as recommended in the Phase I report.
2. Soil staining was observed at the base of the agricultural production well located on the project site.
 - o The proposed project is subject to the Laguna Ridge Specific Plan MMRP. Mitigation Measure 4.5.3b of the LRSP MMRP would be implemented to

address soil sampling within the area of soil staining in order to properly determine the depth of the stained soil and the appropriate disposal method.

3. A large barn on the project site was unavailable for inspection at the time of the site reconnaissance for the Phase I. Although the doors were open and bales of stacked hay were observed, the entire contents of the barn are unknown. Two concrete structures measured approximately 7 feet wide by 14 feet long by 5 feet tall were observed on the project site. These structures were assumed to be related to the irrigation system. Removal of the structures could uncover previously unknown contamination. Near a pump and well a metal standpipe with a diameter of 8 to 10 inches was observed on the project site. This pipe was assumed to be a ventilation pipe for the irrigation system or a separate well. Removal of this pipe could uncover previously unknown contamination. Scattered debris, including fire wood, wood boards, tree cuttings, air compressor, parked car, trailer, tractor, farm equipment, and gas cans were observed on the project site. Removal of the debris and equipment could uncover previously unknown contamination. A large area of stressed vegetation consisting of brown vines and grass was observed on the project site. No stained soil or hazardous substances were observed in or near the stressed vegetation. Removal of the vegetation and soil disturbance could uncover previously unknown contamination.

4. The structures currently located on the project site may contain asbestos materials and lead based paint. The Phase I recommended that an assessment be completed to determine if asbestos or lead based paint are present in the structures prior to demolition activities.
 - o The proposed project is subject to the Laguna Ridge Specific Plan MMRP. Mitigation Measure 4.5.2 of the LRSP MMRP would be implemented to asbestos sampling and removal prior to demolition of any of the structures on the project site. Mitigation Measure 4.5.4a and 4.5.4b of the LRSP MMRP would be implemented to address lead based paint sampling and removal prior to demolition of any structures on the project site.

5. Several chemical containers, including containers labeled to contain paint and enamel, liquefied petroleum, Texaco Rand HD-46, Round Up weed killer, and gear oil were observed on the project site.
 - o As a condition of approval of the project, the applicant will be required to remove and properly dispose of the chemical containers and their contents that are located on the project site.

e – f) No Impact. The nearest airport/airstrip is the Sunset Sky ranch/Elk Grove Airport, located at 9925 Grant Line Road, approximately 3 ½ miles northeast of the project site. Sunset Sky ranch Airport is a public use airport located in Sacramento County. None of the project site falls within the Clear, Approach/Departure, or Overflight Safety Zones. There are no private airstrips within the vicinity of the project. Therefore, there is no impact from the proposed project regarding airport safety hazards.

g) No impact. Upon incorporation, the City of Elk Grove adopted the Sacramento County Multi-Hazard Disaster Plan (SCMDP), which was established to address planned response to extraordinary emergency situations associated with natural disasters and technological incidents. The 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 proposed 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.

h) No impact. The project site is located in an urbanizing area surrounded by vacant land, and existing and approved residential development. Therefore, the site is not adjacent to or in close proximity to wildland areas. No impacts are 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 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"/>

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 LRSP EIR (SCH #2000082139) adequately addressed hydrology and water quality issues related to the development of the entire LRSP area, of which this project is a part of. The proposed project is being undertaken pursuant to and in conformity with the approved Specific Plan. The proposed project will be required to comply with the drainage standards required by the City for the Laguna Ridge Specific Plan. The permanent drainage facilities for this area of the Laguna Ridge Specific Plan have not yet been constructed. However, in order to ensure that drainage is contained within the project site boundaries to pre-project levels, a detention basin will be designed and constructed pursuant to City drainage standards. No additional hydrology and water quality impacts have been identified for the proposed project other than those previously disclosed and analyzed in the LRSP EIR. The proposed project is subject to the Laguna Ridge MMRP. Therefore the hydrology and water quality impacts are considered less than significant.

g-h) Less than Significant Impact. The proposed project site is located within FEMA floodplain Zone X, an area determined to be outside of the 100-year and 500-year flood plains². Therefore the project would not place residential structures within a 100-year flood hazard area.

i) No Impact. The proposed project site 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 involving flooding, including flooding as a result of a failure of a levee or dam.

j) No Impact. The project is not located near any ocean, coast, or seiche hazard areas and would not involve the development of residential or other sensitive land uses. Therefore, the project would not expose people to potential impacts involving seiche or tsunami. No potential for mudflows is anticipated. There is no impact associated with the proposed project.

² FIRM Map, Community Panel Number 0602620340D, revised July 6, 1998. Sacramento County, California.

IX. LAND USE AND PLANNING

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant impact	No Impact
a) Physically divide an established community?	<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 LRSP EIR (SCH #2000082139) adequately addressed Land Use and Planning issues related to the development of the entire LRSP area, of which this project is a part of. The proposed project is being undertaken pursuant to and in conformity with the approved Specific Plan. No special circumstances exist and no changes in the project have occurred that would necessitate the preparation of subsequent land use review. No provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan apply to the proposed project site. Therefore the land use and planning impacts are less than significant.

X. MINERAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<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. The proposed project is a residential development and would not use or extract any mineral or energy resources and would not restrict access to known mineral resource areas. 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 (2003) 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 impact. The LRSP EIR (SCH #2000082139) adequately addressed noise issues related to the development of the entire LRSP area, of which this project is a part of. The proposed project is being undertaken pursuant to and in conformity with the approved Specific Plan. The EIR identified significant and unavoidable impacts regarding noise, and a Statement of Overriding Considerations (SCH #2000082139) was adopted for these significant and unavoidable impacts. No special circumstances exist and no changes in the project have occurred that would necessitate the preparation of subsequent noise review. No additional noise impacts have been identified for the proposed project other than those previously disclosed and analyzed in the LRSP EIR. In addition, the proposed project is subject to the Laguna Ridge MMRP. Therefore the noise impacts are less than significant.

e-f) No impact. The nearest airport/airstrip is the Sunset Sky ranch/Elk Grove Airport, located at 9925 Grant Line Road, approximately 3 ½ miles northeast of the project site. Sunset Sky ranch Airport is a public use airport located in Sacramento County. None of the project site falls within

the CNEL noise contours. Therefore, there would be no impact associated with excessive noise levels in conjunction with private airports.

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) Less than Significant Impact. The LRSP EIR (SCH #2000082139) adequately addressed population and housing issues related to the development of the entire LRSP area, of which this project is a part of. The proposed project is being undertaken pursuant to and in conformity with the approved Specific Plan. No additional population and housing impacts have been identified for the proposed project other than those previously disclosed and analyzed in the LRSP EIR. Therefore the impacts to population and housing are less than significant.

b-c) Less than Significant Impact. The proposed project would displace three residential homes, which is not considered a substantial number of homes or people. In addition, development of this project would increase the housing stock for the community. 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
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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 LRSP EIR (SCH #2000082139) adequately addressed public services issues related to the development of the entire LRSP area, of which this project is a part of. The proposed project is being undertaken pursuant to and in conformity with the approved Specific Plan. The EIR identified significant and unavoidable impacts regarding public services, and a Statement of Overriding Considerations (SCH #2000082139) was adopted for these significant and unavoidable impacts. No special circumstances exist and no changes in the project have occurred that would necessitate the preparation of subsequent review of public services. No additional impacts to public services have been identified for the proposed project other than those previously disclosed and analyzed in the LRSP EIR. The proposed project is subject to the Laguna Ridge MMRP. Therefore the impacts to public services are considered less than significant.

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 LRSP EIR (SCH #2000082139) adequately addressed recreation issues related to the development of the entire LRSP area, of which this project is a part of. The proposed project is being undertaken pursuant to and in conformity with the approved Specific Plan. No special circumstances exist and no changes in the project have occurred that would necessitate the preparation of subsequent review of recreation issues. No additional impacts to recreation have been identified for the proposed project other than those previously disclosed and analyzed in the LRSP EIR. The proposed project is subject to the Laguna Ridge MMRP. Therefore the impacts associated with recreation are considered less than significant.

XV. TRANSPORTATION/TRAFFIC

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<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"/>

Discussion/Conclusion/Mitigation:

a-g) Less than significant impact. The LRSP EIR (SCH #2000082139) adequately addressed transportation and traffic issues related to the development of the entire LRSP area, of which this project is a part of. The proposed project is being undertaken pursuant to and in conformity with the approved Specific Plan. The EIR identified significant and unavoidable impacts regarding transportation and circulation, and a Statement of Overriding Considerations (SCH #2000082139) was adopted for these significant and unavoidable impacts. No special circumstances exist and no changes in the project have occurred that would necessitate the preparation of subsequent review of transportation and traffic. No additional impacts to transportation or traffic have been identified for the proposed project other than those previously disclosed and analyzed in the LRSP EIR. In addition, the proposed project is subject to the Laguna Ridge MMRP and will be required to comply with all applicable mitigation measures related to traffic impacts. Therefore the impacts to transportation and traffic are considered less than significant.

XVI. UTILITIES AND SERVICE SYSTEMS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<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"/>

Discussion/Conclusion/Mitigation:

a-g) Less than significant impact. The LRSP EIR (SCH #2000082139) adequately addressed utilities and service systems related to the development of the entire LRSP area, of which this project is a part of. The proposed project is being undertaken pursuant to and in conformity with the approved Specific Plan. No special circumstances exist and no changes in the project have occurred that would necessitate the preparation of subsequent review of utilities and service systems. No additional impacts to utilities and service systems have been identified for the proposed project other than those previously disclosed and analyzed in the LRSP EIR. The proposed project is subject to the Laguna Ridge MMRP. Therefore the impacts to utilities and service systems are considered less than significant.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE

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

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Does the project:				
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input 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"/>

Discussion/Conclusion/Mitigation:

a-c) Less than significant impact. The LRSP EIR (SCH #2000082139) adequately addressed environmental issues related to the development of the entire LRSP area, of which this project is a part of. The proposed project is being undertaken pursuant to and in conformity with the approved Specific Plan. Cumulative effects of the Laguna Ridge Specific Plan were analyzed in the Laguna Ridge Specific Plan EIR and a statement of overriding consideration was adopted for each significant and unavoidable cumulative impact of the plan. Therefore, the cumulative effects of the proposed Seasons at Laguna Ridge projects have already been addressed. Given that the proposed project includes properties which were not fully surveyed for the Laguna Ridge Specific Plan EIR, additional Biological Resource and Cultural Resource evaluations, as well as a Phase I Environmental Site Assessment were performed for this project. The analysis contained in this initial study shows that there are no new significant adverse environmental impacts beyond those already analyzed and disclosed in the Laguna Ridge Specific Plan EIR. Therefore these impacts are considered less than significant.

REFERENCES

1. City of Elk Grove. City of Elk Grove General Plan. Elk Grove, CA. 2003, amended 2005.
2. City of Elk Grove General Plan Draft EIR. Elk Grove, CA. 2003.
3. City of Elk Grove General Plan Amendment Draft Supplemental Environmental Impact Report. Elk Grove, CA. 2004.
4. Laguna Ridge Specific Plan EIR (SCH #2000082139)
5. Laguna Ridge Mitigation and Monitoring Reporting Program
6. Laguna Ridge Statement of Overriding Considerations (SCH #2000082139)
7. Initial Arborist Report and Inventory Summary. Edwin E. Stirtz. July 18, 2005.
8. Revised Jurisdictional Delineation and Special Status Species Evaluation. Gibson & Skordal, LLC. July 2005, revised August 2006.
9. Determination of Eligibility and Effect for the Proposed Seasons at Laguna Ridge. Peak & Associates, Inc. January 2007.
10. Phase One Environmental Site Assessment. Laguna Ridge Property. ENGEO Incorporated. January 24, 2006.
11. Eriksen, C.H. and D. Belk. 1999. *Fairy Shrimps of California's Puddles, Pools, and Playas*. Mad River Press, Eureka, CA.
12. Hickman. 1993. *The Jepson Manual of Higher Plants of California*. University of California Press, Berkeley, California.
13. United States Fish and Wildlife Service (USFWS). 1994. Determination of Endangered Status for the Conservancy Fairy Shrimp, Longhorn Fairy Shrimp, and the Vernal Pool Tadpole Shrimp; and Threatened Status for the Vernal Pool Fairy Shrimp. Federal Register Vol. 59, No. 80, 48136-48153.
14. United States Fish and Wildlife Service (USFWS). 2003. Endangered and Threatened Wildlife and Plants; Final Designation of Critical Habitat for Four Vernal Pool Crustaceans and Eleven Vernal Pool Plants in California and Southern Oregon; Final Rule. Federal Register, Volume 68, Number 151. 46684-46762.

EXHIBIT B

Legal Description

EXHIBIT 'B'
RESULTANT PARCEL A

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF ELK GROVE, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, BEING LOT 1008 OF H.J. GOETHE COMPANY'S COLONY NUMBER 10, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY, CALIFORNIA ON AUGUST 18, 1903, IN BOOK 5 OF MAPS, MAP NO. 22.

EXCEPTING THEREFROM THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID TRACT 1008, WHICH IS THE SOUTHERLY LINE OF ELEFA AVENUE AND WHICH SAID POINT IS DISTANT WESTERLY 363 FEET FROM THE NORTHEAST CORNER OF SAID TRACT 1008, WHICH SAID NORTHEAST CORNER IS THE INTERSECTION OF A FENCE LINE RUNNING EASTERLY AND WESTERLY ALONG THE SOUTH LINE OF SAID ELEFA AVENUE, AND A FENCE LINE RUNNING NORTHERLY AND SOUTHERLY ALONG THE EAST LINE OF SAID TRACT 1008, AND RUNNING THENCE SOUTHERLY FROM SAID POINT OF BEGINNING AND PARALLEL TO THE EAST LINE OF SAID TRACT 1008, A DISTANT OF 91 FEET TO A POINT, AND RUNNING THENCE WESTERLY AND PARALLEL TO THE NORTH LINE OF SAID TRACT 1008, A DISTANCE OF 112 FEET TO A POINT AND RUNNING THENCE NORTHERLY AND PARALLEL TO THE EAST LINE OF SAID TRACT 1008, A DISTANCE OF 91 FEET TO A POINT IN THE NORTH LINE OF SAID TRACT 1008, AND RUNNING THENCE EASTERLY ALONG THE NORTH LINE OF SAID TRACT 1008, 112 FEET TO THE POINT OF BEGINNING, AS CONVEYED BY ROSE ZGRAGGEN, A WIDOW, TO EDWIN ZGRAGGEN, HER SON, BY DEED DATED NOVEMBER 10, 1947, RECORDED NOVEMBER 10, 1947, IN BOOK 1412 A OF OFFICIAL RECORDS, PAGE 329.

ALSO EXCEPTING THEREFROM THE SOUTH FOUR ACRES OF SAID TRACT 1008.

ALSO EXCEPTING THEREFROM THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTH FOUR ACRES OF SAID TRACT 1008; THENCE FROM SAID POINT OF BEGINNING, ALONG THE WEST LINE OF SAID TRACT 1008, NORTH 00°44'29" EAST, 324.52 FEET; THENCE, LEAVING SAID WEST LINE, SOUTH 89°15'31" EAST, 625.96 FEET TO THE EAST LINE OF SAID TRACT 1008; THENCE, ALONG SAID EAST LINE, SOUTH 00°23'23" WEST, 304.66 FEET TO THE NORTHEAST CORNER OF SAID SOUTH FOUR ACRES; THENCE, ALONG THE NORTH LINE OF SAID SOUTH FOUR ACRES, SOUTH 88°55'46" WEST, 628.15 FEET TO THE POINT OF BEGINNING.

RESULTANT PARCEL A CONTAINS 9.956 ACRES, MORE OR LESS.

SEE EXHIBIT "D" ATTACHED HERETO AND MADE A PART HEREOF.

END OF DESCRIPTION.

THIS LEGAL DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION PURSUANT TO SECTION 8729 (2) OF THE LAND SURVEYOR'S ACT.

John E. Klamm, L.S. 7375
Expires: December 31, 2007

Date: _____

EXHIBIT 'C'
RESULTANT PARCEL B

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF ELK GROVE, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, BEING THAT PORTION OF TRACT 1008, AS SHOWN ON THE PLAT OF "H.J. GOETHE COMPANY'S COLONY NUMBER 10", RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SACRAMENTO COUNTY ON AUGUST 18, 1903 IN BOOK 5 OF MAPS, MAP NO. 22, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTH FOUR ACRES OF SAID TRACT 1008; THENCE FROM SAID POINT OF BEGINNING, ALONG THE WEST LINE OF SAID TRACT 1008, NORTH 00°44'29" EAST, 324.52 FEET; THENCE, LEAVING SAID WEST LINE, SOUTH 89°15'31" EAST, 625.96 FEET TO THE EAST LINE OF SAID TRACT 1008; THENCE, ALONG SAID EAST LINE, SOUTH 00°23'23" WEST, 304.66 FEET TO THE NORTHEAST CORNER OF SAID SOUTH FOUR ACRES; THENCE, ALONG THE NORTH LINE OF SAID SOUTH FOUR ACRES, SOUTH 88°55'46" WEST, 628.15 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE WEST THREE ACRES OF THE SOUTH FOUR ACRES AND THE EAST ONE ACRE OF THE SOUTH FOUR ACRES OF TRACT 1008, AS SHOWN ON THE PLAT OF "H.J. GOETHE COMPANY'S COLONY NUMBER 10", RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SACRAMENTO COUNTY ON AUGUST 18, 1903 IN BOOK 5 OF MAPS, MAP NO. 22.

RESULTANT PARCEL B CONTAINS 8.528 ACRES, MORE OR LESS.

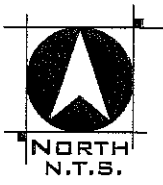
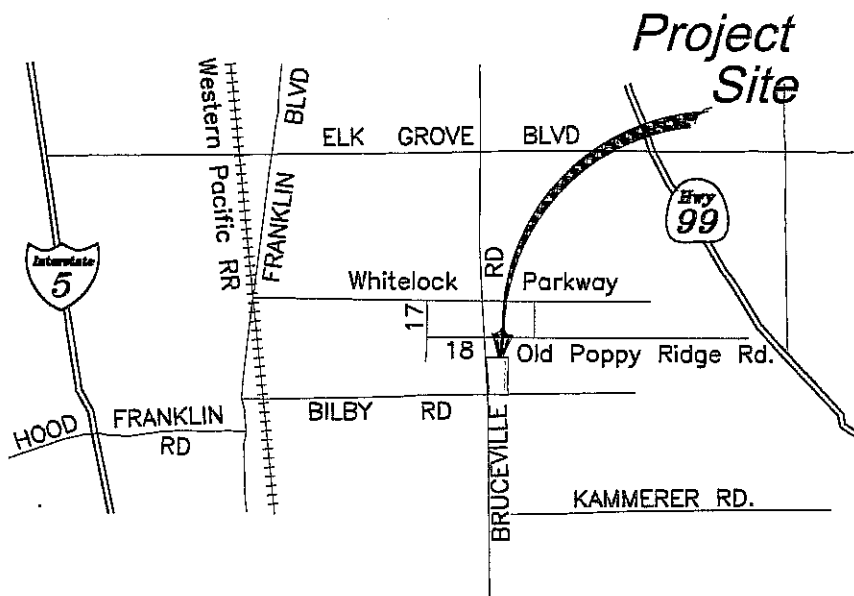
SEE EXHIBIT "D" ATTACHED HERETO AND MADE A PART HEREOF.

END OF DESCRIPTION.

THIS LEGAL DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION PURSUANT TO SECTION 8729 (2) OF THE LAND SURVEYOR'S ACT.

John E. Klamm, L.S. 7375
Expires: December 31, 2007

Date: _____



VICINITY MAP
NOT TO SCALE

A.P.N. 132-0050-020

BOA NOVA DRIVE

ELEFA AVENUE

N89°16'22"E 621.75'

146.75' 112.00' 363.00'
N00°23'23"E 91.00'

112.00' N89°16'22"E

RESULTANT PARCEL A
9.956± AC.

719.53'

1301.30'

A.P.N. 132-0050-065

MACHADO DAIRY UNIT 1

BRUCEVILLE ROAD

1305.26'

N00°44'29"E

324.52'

277.15'

S89°15'31"E 625.96'

RESULTANT PARCEL B
8.528± AC.

304.66'

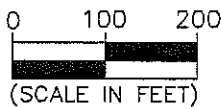
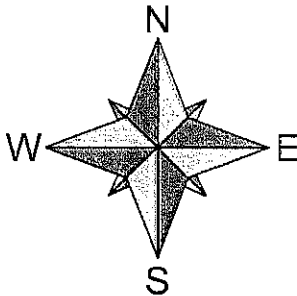
S00°23'23"W

277.10'

SOUTH LINE TRACT 1008
5 B.M. 22

S88°55'46"W 629.85'

BILBY ROAD



LEGEND:

EXISTING LOT LINE (TO BE REMOVED)

PROPOSED LOT LINE

AREAS

PARCEL	EXISTING	TRANSFER	RESULTANT
A	14.484	4.528	9.956
B	3.000		8.528
C	1.000		.

EXHIBIT "D"

BOUNDARY LINE ADJUSTMENT
A.P.N. 132-0050-028, 029, 034 & 035
CITY OF ELK GROVE, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

WECKER SURVEYS

1111 KENNEDY PLACE
SUITE 4
DAVIS, CA 95616
530-792-7252
FAX 530-792-7171