



Project Title:	Center Pointe at Laguna, EG-05-866	
Lead Agency Name and Address:	City of Elk Grove Development Services - Planning 8400 Laguna Palms Way Elk Grove, CA 95758	
Project Location:	The project site is located at the west end of Longport Court in the Laguna West area of the city (west of Harbour Point, approximately 300 yards south of Laguna Boulevard). (APN: 119-1970-013)	
Project Sponsor's Name and Address:	Property Owner: Laguna West, LLC Bruce Cooper 1039 Orlando Avenue Roseville, CA 95661	Applicant: Buntain Construction, Inc Jarrod L. Short 4531 Harlin Drive Sacramento, CA 95826
General Plan Designation(s):	Commercial	
Zoning:	TC – Travel Commercial	
Contact Person:	Sarah Kirchgessner	
Phone Number:	(916) 478-3649	
Date Prepared	December 2005	

Project Description

The proposed project includes Design Review for an office complex consisting of 14 single story buildings totaling 127,909 gross square feet, and a Tentative Parcel Map to divide the 10.92-acre site into 14 parcels in order to create a separate legal parcel for each building. The office buildings will range in size from 8,412 to 14,386 square feet. The office complex will be accessed through ingress/egress points off of Longport Drive and an access road off of Klagge Court, and will have 493 parking spaces (see Figure 1). The site will be landscaped in accordance with City requirements and standards. The site is proposed to be served by Sacramento County water and sewer.

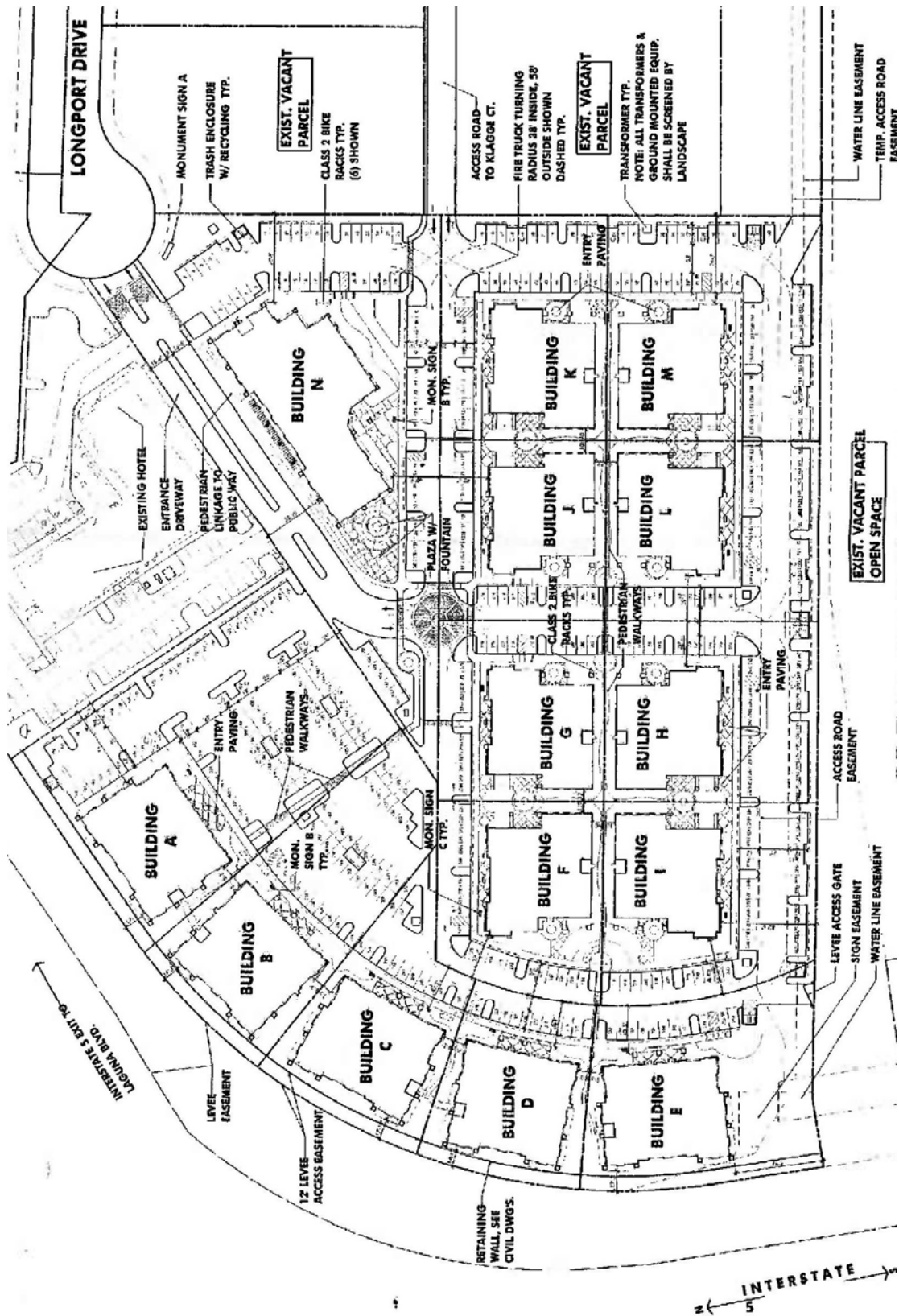


Figure 1. Site Plan

Environmental Setting and Surrounding Land Uses

The project site (10.9-acres) is located at the west end of Longport Court in the Laguna West area of the City (see Figures 2 and 3). The site is relatively flat and no structures or trees are located on the site. An overhead power line and its appurtenances traverse a portion of the site and will be removed or relocated as part of construction. The site contains low growing shrubs and ruderal grasses, typical of vacant properties in the vicinity. The Interstate-5 and Laguna Boulevard off-ramp is located at the westerly side of the parcel. A drainage channel also runs along the western boundary of the project site. To the north is the Extended Stay America hotel and to the south is public open space land. To the east are vacant parcels of TC zoned land. Table 1 details the project's and adjacent properties' current Zoning and General Plan Designations and uses.

Table I. Surrounding Land Use Designations and Uses

	General Plan Designation	Zoning Designation	Existing Use
Project Site	Commercial	TC	Vacant
North	Commercial	TC	Hotel (Extended Stay America)
East	Commercial	TC	Vacant
South	Public Open Space /Recreation	O	Vacant
West	Public Open Space /Recreation	TC	Drainage Channel

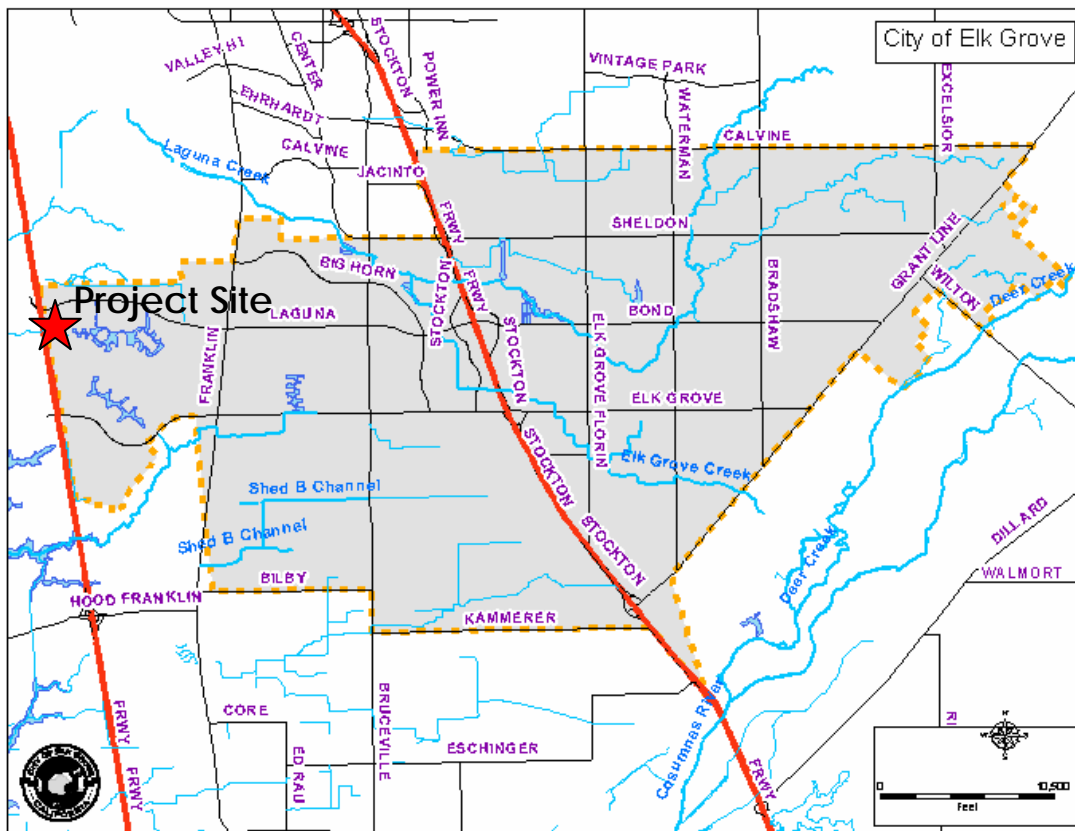


Figure 2. Location Map

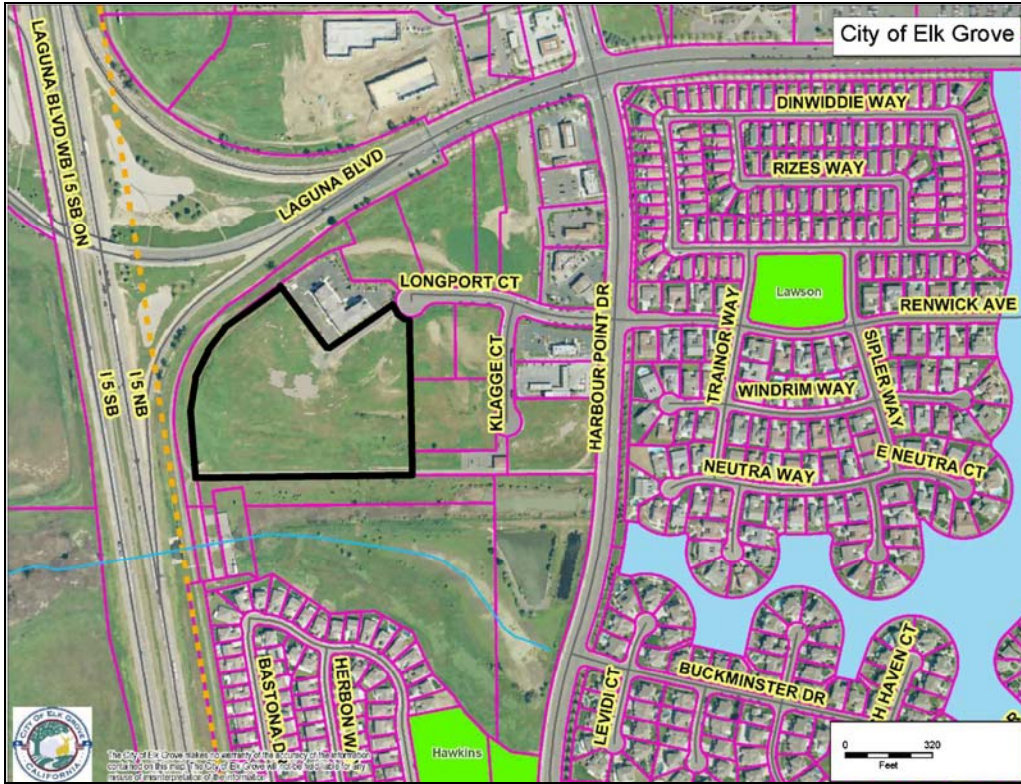


Figure 3. Vicinity Map *Aerial photo does not reflect current level of development*



View looking south from Longport Court



View looking west from Longport Court



View looking south from the southern corner of the Extended Stay America parcel

Figure 4. Various Views of Project Site

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

Regional Water Quality Control Board

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.

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

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

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

Planner's Signature

Sarah Kirchgessner
Planner's Printed Name

December 2005

Date

City of Elk Grove
Development Services - Planning

PURPOSE OF THIS INITIAL STUDY

This Initial Study has been prepared consistent with CEQA Guidelines Section 15063, to determine if the Center Pointe at Laguna Project #EG-05-866, as proposed, may have a significant effect upon the environment. Based upon the findings contained within this report, the Initial Study will be used in support of the preparation of an Environmental Impact Report.

EVALUATION OF ENVIRONMENTAL IMPACTS

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

I. AESTHETICS	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 project site is not located in an area where a scenic vista has been identified. The site contains low growing shrubs and ruderal grasses, typical of vacant properties in the vicinity. The Interstate-5 and Laguna Boulevard off-ramp is located at the westerly side of the parcel. To the north is the Extended Stay America hotel and to the east are vacant parcels of TC zoned land. To the south is open space land. This rural view that is currently visible from Interstate-5 and Longport Court would not be as visible after the project is constructed. The project is located in an area zoned for commercial development. Additionally, the open space would remain visible from Harbour Point Drive. The project does not include the demolition of any historic buildings within a state scenic highway. The project does not propose the removal of any trees. Potential adverse impacts could result from the new sources of light and glare produced by the proposed project. These impacts were analyzed in the 2003 General Plan EIR and policies were adopted to ensure that adverse impacts from new sources of light were reduced to a less than significant level. Such policies include the implementation of Design Guidelines that contain standards to minimize the effects of light and glare of new development. The City currently has adopted Design Guidelines for Non-Residential Development consistent with the policies of the General Plan. The proposed project will be required to comply with all General Plan Policies, Design Guidelines, and applicable Zoning regulations. Therefore, adverse impacts to the visual character of the surroundings and from new sources of light and glare 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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

The Department of Conservation’s map entitled “Sacramento County Important Farmland 2002” designates the project site as “Urban and Built-Up Land.” “Urban and Built-Up Land” is defined as land occupied by structures with a building density of at least 1 unit to 1.5 acres, or approximately 6 structures to a 10-acre parcel. This type of land is used for residential, industrial, commercial, construction, institutional, public administration, railroad and other transportation yards, cemeteries, airports, golf courses, sanitary landfills, sewage treatment, water control structures, and other developed purposes.

a-c) No Impact. The project is not located on Prime Farmland, Unique Farmland of Statewide Importance (Farmland), as shown on the maps prepared in pursuant to the Farmland Mapping and Monitoring Program of the California Resource Agency. The subject property is not under a Williamson Act contract. The project will not create changes that would result in the conversion of farmland to non-agricultural uses. Therefore the proposed project will not result in adverse impacts to agricultural resources.

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:

Existing Setting

The project site is located within the Sacramento Metropolitan Air Quality Management District (SMAQMD), which is part of the Sacramento Valley Air Basin. The Sacramento Valley Air Basin has been further divided into Planning Areas called the Northern Sacramento Valley Air Basin (NSVAB) and the Greater Sacramento Air region, designated by the U.S. Environmental Protection Agency (EPA) as the Sacramento Federal Ozone Non-attainment Area. The Non-attainment area consists of all of Sacramento and Yolo counties, and parts of El Dorado, Solano, Placer, and Sutter counties. SMAQMD is responsible for limiting the amount of emissions that can be generated throughout the County by various stationary and mobile sources. Specific rules and regulations have been adopted by the SMAQMD Board of Directors that limit the emissions that can be generated by various uses and/or activities, and identify specific pollution reduction measures that must be implemented in association with various uses and activities. These rules not only regulate the emissions of the six criteria pollutants, but also toxic emissions and acutely hazardous materials.

Emissions sources subject to these rules are regulated through the SMAQMD's permitting process. Through this permitting process, the SMAQMD also monitors the amount of stationary emissions being generated and uses this information in developing new clean air plans. The proposed project would be subject to SMAQMD rules and regulations to reduce specific emissions and to mitigate potential air quality impacts. Sacramento County is a known area of non-attainment for state and federal standards for ozone and particulate matter less than 10 microns in diameter (PM10). Implementation of the project would result in increases in both construction emissions and increases in reactive organic gases (ROG) and NO_x, which are precursor components of ozone, and PM10.

a-d) Less Than Significant Impact. Utilizing Sacramento Metropolitan Air Quality Management District's Guide to Air Quality Assessment, the project has been evaluated for potential air quality impacts associated with construction and operational NO_x and ROG emissions from the anticipated industrial development. The total size of the project site is 10.9-acres. The proposed project is a 14 building office complex for a total of 127,909 square feet. Based on the initial criteria screening for potential significant impacts associated with NO_x, the size of the project exceeds the NO_x-Construction emission threshold value for general office development established at 77,000 square feet and but does not exceed the NO_x-Operational value at 841,000 square feet. As such, further detailed analysis is recommended evaluating potential impacts on NO_x-Construction levels. The second tier of analysis of NO_x Construction emission requires the type and quantity of the construction equipments and construction worker trips expected for the development in 2006. The district has determined that the significance threshold for NO_x emission is 85 lbs/day.

The Federal and California State Ambient Air Quality Standards for important pollutants are summarized in **Table III-1** and described in detail below.

**TABLE III-1
FEDERAL AND STATE AMBIENT AIR QUALITY STANDARDS**

Pollutant	AVERAGING TIME	Federal Primary Standard	State Standard
Ozone (O ₃)	1-Hour	0.12 ppm	0.09 PPM
	8-HOUR	0.08 ppm	--
Carbon Monoxide (CO)	8-Hour	9.0 ppm	9.0 ppm
	1-Hour	35.0 ppm	20.0 ppm
Nitrogen Dioxide (NO _x)	ANNUAL	0.05 ppm	--
	1-Hour	--	0.25 ppm
Sulfur Dioxide (SO ₂)	Annual	0.03 ppm	--
	24-Hour	0.14 ppm	0.05 ppm
	1-Hour	--	0.5 ppm
PM ₁₀	Annual	50 µg/m ³	30 µg/m ³
	24-HOUR	150 µg/m ³	50 µg/m ³
PM _{2.5}	ANNUAL	15 µg/m ³	--
	24-HOUR	65 µg/m ³	--
Lead	30-Day Avg.	--	1.5 µg/m ³
	Month Avg.	1.5 µg/m ³	--

Source: California Air Resources Board, "Ambient Air Quality Standards," January 25, 1999.

Ppm = parts per million

µg/m³ = Micrograms per Cubic Meter

The Sacramento Metropolitan Air Quality Management District (SMAQMD) has established criteria and plans for reducing air emissions. For non-attainment pollutants (ozone precursors or PM₁₀), any net increase in regional emissions is considered significant. For localized pollutants, such as carbon monoxide, an increase in concentrations that would result in a predicted violation of the most stringent State or Federal standard (20.0 ppm for 1-hour or 9.0 ppm for 8-hours) is considered to represent a significant impact.

SMAQMD has established thresholds for NO_x resulting from project construction and for the NO_x and ROG resulting from project operations. **Table III-2** includes the criteria for construction-related emission thresholds. **Table III-3** includes the criteria for operational emission thresholds. Based on the table, a project would have a significant impact if it produced more than 85 pounds per day (lbs/day) of NO_x during construction. Generally, the SMAQMD considers projects that are under the threshold for ROG and NO_x to also be under the threshold for levels of PM₁₀.

TABLE III-2
SMAQMD SIGNIFICANCE CRITERIA CONSTRUCTION-RELATED EMISSION THRESHOLDS

Ozone Precursor Emissions	Emission Thresholds lbs./day
NO _x	85

Source: Sacramento Metropolitan Air Quality Management District Guide to Air Quality Assessment, July 2004.

TABLE III-3
SMAQMD SIGNIFICANCE CRITERIA OPERATIONAL EMISSION THRESHOLDS

Ozone Precursor Emissions	Emission Thresholds lbs./day
NO _x	65
ROG	65

Source: Sacramento Metropolitan Air Quality Management District Guide to Air Quality Assessment, July 2004.

The URBEMIS-2002 for Windows (Version 7.4.2) program estimates maximum emissions from site grading, construction worker trips, stationary and mobile equipment, and asphalt off-gassing. URBEMIS 2002 was used to estimate potential emissions for the proposed project. Emissions from construction activities (grading and building), area sources (consumer products) and operations (vehicles) are summarized in **Table III-4**. The complete report can be found in Attachment A.

TABLE III-4
ESTIMATED EMISSIONS RESULTING FROM PROJECT CONSTRUCTION ACTIVITIES (POUNDS/DAY)

	ROG	NO _x	CO	SO ₂	PM ₁₀ TOTAL	PM ₁₀ EXHAUST	PM ₁₀ DUST
2005 Summer Construction	4.29	29.95	34.27	0.00	26.31	1.31	25.00
2006 Summer Construction	4.03	16.08	17.51	0.01	0.66	0.59	0.07
Area Source Emissions	2.26	0.98	1.60	0.00	0.00	-	-
Operational (Vehicle) Emissions	16.05	18.92	194.17	0.16	15.54	-	-
Sum of Area & Operational Emissions	18.30	19.91	195.77	0.16	15.54	-	-

The NO_x values for 2005 and 2006 are below the established significance threshold of 85 lbs/day. Therefore, impacts to air quality associated with NO_x emission is determined to be less than significant. Moreover, as detailed in Chapter 5 (Emission Concentration), section 5.3 (Project Screening) of the Guidelines, given that the NO_x emission for this project is below the threshold, the district considers impacts associated with PM₁₀, ROG, CO, and SO₂ to be not significant.

The proposed project is not anticipated to obstruct the implementation of any air quality plan and would not result in a substantial contribution to air quality violations. The Elk Grove General Plan considers residences to be "sensitive receptors" in relation to air quality issues. The project site is 400 feet north and 750 west of single-family homes. Construction activities would involve the use of a variety of gasoline or diesel powered equipment that emit exhaust fumes. These residents would potentially be exposed to nuisance dust and heavy equipment emission odors (e.g. diesel exhaust) during construction. However, the duration of exposure would be short as extensive earthmoving would not be required. Furthermore, exhaust from construction equipment dissipates rapidly. Therefore, impacts to sensitive receptors are considered to be less than significant.

f) No Impact. The proposed project and associated uses would not create objectionable odors because the proposed project is the construction of an office complex, and does not involve any activity that would generate 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

Existing Setting

The project site is located in a commercial area, on a lot zoned for commercial use. The 10.9-acre vacant site contains low growing shrubs and ruderal grasses, typical of vacant properties in the vicinity. The site contains no trees on site. No waterways, such as creeks or channels, exist on the property. However, a drainage levee runs along the western property line.

a) **Potentially Significant With Mitigation Incorporated.** A number of wildlife species could potentially occur and forage on the site and could be affected by project construction, as described below.

Swainson’s hawk

Development of the proposed project could displace resident and/or migratory wildlife including Swainson’s hawk, a listed threatened species under the California Endangered Species Act. The California Department of Fish and Game (CDFG) Natural Diversity Database indicates there are known Swainson’s hawk nesting sites within one mile of the project site (see Figure 5). The CDFG has determined that parcels of land five acres or larger can provide suitable foraging habitat and that potential significant impacts to foraging habitat must be offset through mitigation. The project contains 10.9-acres of relatively undisturbed and potentially viable Swainson’s hawk foraging habitat.



Figure 5. 2005 Swainson’s Hawk Nest Sites Map
 Source: Sacramento County, California Department of Fish and Game

Given that the site is within a foraging radius of known nest sites and there is the presence of suitable habitat on and surrounding the site, the project would result in the loss of 10.9-acres of suitable foraging habitat for Swainson’s hawk. Loss of foraging habitat is considered a potentially significant impact. In order to reduce potentially significant impacts to Swainson’s hawk foraging habitat to a less than significant level, mitigation is required. Mitigation measures include setting aside other lands that provide Swainson’s hawk foraging habitat and protecting those lands through fee title acquisition or a conservation easement. This project is also eligible for mitigation through payment of an in-lieu fee pursuant to Chapter 16.130 of the City’s Municipal Code.

Mitigation Measure 1 (Biological Resources - Swainson’s Hawk Foraging Habitat)

In order to mitigate for the loss of Swainson’s hawk foraging habitat to a less than significant level, the Applicant shall implement one of the City of Elk Grove’s approved mitigation alternatives as set forth below.

Monitoring Action

- Preserve 1.0 acre of similar habitat for each acre lost. This land shall be protected through a fee title or conservation easement acceptable to the CDFG and the City of Elk Grove as set forth in Chapter 16.130.040(a) of the City of Elk Grove Municipal

Code as such may be amended from time to time and to the extent that said Chapter remains in effect; OR

- Purchase of credits at a 1:1 ratio from a CDFG-approved mitigation bank for Elk Grove; OR
- Submit payment of Swainson's hawk impact mitigation fee per acre of habitat impacted (payment shall be at a 1:1 ratio) to the City of Elk Grove in the amount set forth in Chapter 16.130 of the City of Elk Grove Code as such may be amended from time to time and to the extent that said chapter remains in effect.

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

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

The above mitigation measure (**MM 1**) would reduce impacts to Swainson's hawk to a less than significant level.

No special status wildlife was observed during staff site visits. However, the open grasslands could provide foraging areas for wildlife. In addition, the presence of a drainage channel immediately west of the project site and open space to the south makes it reasonable to assume that wildlife could occasionally use the site for shelter. However, given that the site is located adjacent to Interstate-5, the site does not constitute a significant wildlife habitat area. While the drainage channel is not considered riparian habitat, is not identified as a California Department of Fish and Game natural community, and is not considered a natural stream under the City of Elk Grove General Plan, potential adverse impacts could occur to sensitive wildlife if the drainage channel is compromised during construction activities. Standard City requirements for grading practices, such as the implementation of a Storm Water Pollution Prevention Plan, will ensure that no adverse impacts to the levee occur as a result of construction activities.

Raptors and Tricolored Blackbirds

While no nesting sites were seen on the property on staff site visits, the project site provides suitable foraging habitat for common raptor species, as well as tricolored blackbirds, a species of special concern. Active raptor nesting sites are protected by the Migratory Bird Treaty Act (MBTA); additionally, removal or destruction of active raptor nesting sites is considered a violation of the CDFG Code Section 3503.5 and the MBTA.

The white-tailed kite has no formal state or federal special-species status; however, it is fully protected species under the Fish and Game code. White-tailed kites are of concern to the CDFG because they roost communally and have suffered substantial declines earlier in the last century. Surveys would have to be conducted during the nesting season (early spring) to determine whether this species nests on the property.

The tricolored blackbird is designated as federal species of concern and a California species of special concern. It is generally considered a marsh species, nesting primarily in tule and cattail marsh habitats in colonies. Tricolors have declined throughout California, although they have continued to breed throughout their historic range. With the reduction of wetland habitat in California, an increasing percentage of tricolored blackbirds have been found nesting in non-marsh habitats such as blackberry thickets, thistle stands, and nettle. However, given the absence of wetlands or other aquatic habitat, as well as the lack of blackberry thickets, thistle

stands, and nettle on the project site, the tricolored blackbird would have little if any potential for foraging on the site.

The northern harrier is designated as a California Species of Special Concern; it has no federal status. Northern harriers frequent meadows, grasslands, and open rangelands; they typically nest on the ground in shrubby vegetation.

The development of the project could be a potentially significant impact to these species unless mitigation is incorporated.

Mitigation Measure 2 (Biological Resources - Raptors)

- If construction activities are expected to occur during the nesting season (February-August), a pre-construction raptor survey shall be conducted within 30-days of the onset of construction to determine the activity status of any nests found on the project site. In the event that nesting raptors are found, a 250' no-construction zone shall be established around the nest until the young have fledged.
- If construction activities commence during the non-breeding season (September-January), a survey is not required and no further studies are necessary.
- Prior to demolition of structures or the commencement of construction activities or disturbance of blackberry thickets, a survey shall be conducted by a qualified biologist to determine whether or not raptors are utilizing the site. If present, abide by the biologist's recommended measures to reduce or negate adverse impacts to these species.
- Applicant shall preserve on-site nesting and upland foraging habitat where feasible, or purchase nesting and upland foraging habitat at off-site preserve sites.
- Prior to the approval of any grading and/or building permits for the development of the site, Applicant or project owner shall submit to the City a copy of any/all required DFG or USFWS permits and verification of any required consultation.

The above mitigation measure (**MM 2**) would reduce the impact to raptors to less than significant.

Burrowing Owls

While none were observed on-site, Burrowing Owls (Federal Bird of Conservation Concern, state Species of Special Concern) are known to exist in the Elk Grove Area. Because this species is known to exist in the vicinity and because the burrowing is well adapted to establish nests in vacant sites regardless of the level of development or human presence in the surroundings, it could potentially move onto the site to nest prior to construction on the site. Because the project site offers potential foraging and nesting habitat, this project would result in a potentially significant impact to these species unless mitigation is incorporated.

Mitigation Measure 3 (Biological Resources – Burrowing Owls)

In order to reduce impacts to burrowing owls to a less than significant level, the Applicant shall conduct a pre-construction survey on the site as follows. One survey shall be done in autumn and one in winter to determine whether any burrowing owls are present on the site. If the surveys show that no owls are on the site and upon approval by Development Services-Planning, the site may be maintained to discourage the establishment of burrowing owl nests. In addition, within thirty days of the commencement of any clearing, grading or construction a field survey shall be conducted by a qualified biologist to determine if active nests of burrowing owls exist on the site. These surveys shall include all areas in or within 250 feet of the construction zone. In the event that nesting owls are found, a temporary 150-foot no-construction zone shall be established

around the nest. Staff and the Applicant will subsequently consult with the California Department of Fish and Game (CDFG), and follow the recommendations of the Department in order to determine the measures necessary to mitigate or avoid impacts to the species. Any required permits or approvals shall be obtained from CDFG prior to disturbance of the site. Mitigation measures may include flagging the burrow to avoid disturbance, passive relocation, active relocation to move owls from the site, or other measures required by the biologist or CDFG.

Monitoring Actions

- ***No later than December 21***, the Applicant shall submit to Development Services – Planning for approval, a copy of the autumn survey results.
- ***No later than March 21***, the Applicant shall submit to Development Services – Planning for approval, a copy of the winter survey results.
- ***Prior to the commencement of any clearing, grading or construction***, the Applicant shall submit to Development Services – Planning for approval, a copy of the survey results including evidence of consultation with CDFG and their recommendations, if applicable.

Timing/Implementation: *Prior to the commencement of any clearing, grading or construction*

Enforcement/Monitoring: City of Elk Grove Development Services-Planning

The above mitigation measure (**MM 3**) would reduce impacts to burrowing owls to a less than significant level.

b, c) No Impact. There are no water features or wetlands located on the site. Although a drainage channel is located along the western boundary of the project site, no development is proposed that would have a substantial adverse effect on any riparian habitat or special status species. The absence of waterways on the project site as well as the absence of plant species normally found near freshwater would eliminate the potential for any riparian habitat. Given the absence of wetlands or other aquatic habitat on the project site, special status species including tricolored blackbird, California tiger salamander, western pond turtle, vernal pool branchiopods, giant garter snake, and special status plant species would have little if any potential for occurring at the site. Additionally, a vernal pool survey of Laguna West was performed by Lawrence Stromberg, Ph. D., in 1986. The survey indicated that no wetlands were located on the project site. The Army Corps of Engineers confirmed this finding. Therefore, no impact is expected.

d) Less Than Significant Impact. Since the project site is located adjacent to public open space and a drainage channel, there is the potential that wildlife does traverse the site. The construction of an office complex could slightly interfere with the movement of wildlife species. However, due to the surrounding commercial land uses and the proximity to Interstate 5, and because no development is proposed in a riparian corridor, any interference to the movement of any native resident or migratory or wildlife species would be less than significant. Therefore, impacts are expected to be less than significant.

e-f) No Impact. The City of Elk Grove does not have an adopted Habitat Conservation Plan or Natural Community Conservation Plan. The Elk Grove General Plan policy CAQ-9 sets to preserve and protect all trees as an important aesthetic resource for the City and the tree preservation ordinance requires mitigation for the removal of oak trees over 6 inches in diameter and all landmark trees 19 inches in diameter. There are no trees located on the project site; therefore, there is no impact to these resources.

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

Discussion/Conclusion/Mitigation:

a) No Impact. There are no historic resources located on the project site. The project will not result in any changes to any historic resources. Therefore, no impact is expected.

b-d) Less than Significant Impact. The project site is not located in an area of archaeological sensitivity. No structures will be demolished. A possibility exists during grading activities to uncover archeological or parentological resources or human remains. However, the Elk Grove General Plan imposes standard conditions on all discretionary projects to regulate any contact with prehistoric, archeological, or paleontological resources. California State Law requires that if cultural resources are encountered, work shall stop immediately and the Sacramento County Coroner shall be contacted, who will coordinate an investigation of the find with appropriate specialists if needed. Moreover, should any human remains be discovered at any time, all work is to stop and the County Coroner must also be immediately notified pursuant to the State Health and Safety Code, Section 7050.5 and the State Public Resources Code, Section 5097.98. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains. In order to ensure that the above measures are followed, General Plan Policy HR-6, Action 2 requires that the following conditions be imposed on all discretionary projects in the City. These conditions will be required to be included as notes in all construction plans.

- "The Planning Division shall be notified immediately if any prehistoric, archaeological, or paleontological artifact is uncovered during construction. All construction must stop and an archaeologist that meets the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology shall be retained to evaluate the finds and recommend appropriate action."
- "All construction must stop if any human remains are uncovered, and the County Coroner must be notified according to Section 7050.5 of California's Health and Safety

Code. If the remains are determined to be Native American, the procedures outlined in CEQA Section 15064.5 (d) and (e) shall be followed.”

In light of the application of standard conditions required by the City's General Plan, adverse impacts to cultural resources are considered less than significant.

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

Discussion/Conclusion/Mitigation:

a i-iii,d) Less Than Significant Impact. The site does not lie on any known seismic fault and there are no geological features surrounding the site that would pose a landslide threat. Nevertheless, all buildings proposed for construction will be required to adhere to the applicable seismic standards of the Uniform Building Code. The risk of substantial soil erosion or loss of top soil is minimal because the parcel and the surrounding land are relatively flat. Commercial development projects are required to submit soils/geotechnical reports to ensure stable soils

conditions and minimize impacts to structures from potential unstable soils present on the site. Therefore, adverse impacts related to ground shaking, earthquakes, and expansive soils are expected to be less than significant.

a iv, b, c, e) No Impact. The project site is a relatively flat parcel with no features that could create a risk due to landslides or substantial soil erosion. The proposed development has been reviewed and conditioned by the Sacramento County Sanitation District-1 for public sewer service. The project will be required to connect to the existing sewer line and no septic tanks will be required. Therefore, no adverse impacts related to soil erosion and landslides are expected.

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

Discussion/Conclusion/Mitigation:

a-g) No Impact. The project does not involve the manufacture, storage, handling or transportation of hazardous material. The site is not located in an airport land use plan area, near a private air strip or in the vicinity of wildland areas. The project is not a known hazardous material release site and no known hazardous material release site exists in the project vicinity. Therefore, the project will not have an adverse environmental impact from hazards and hazardous materials.

h) Less Than Significant Impact. The project site is adjacent to public open space to the south and a drainage channel to the west. Because the drainage channel and levee access road are not landscaped and/or irrigated, the possibility exists for wildfires in the drainage channel. However, the Fire Department has reviewed the Center Pointe at Laguna project and has returned comments that will translate into project level conditions of approval suggested for the project. Additionally, all buildings will be equipped with an approved automatic fire sprinkler system. Therefore, adverse impacts related to wildland fires are expected to be less than significant.

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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (Source:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

VIII. HYDROLOGY AND WATER QUALITY

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

Discussion/Conclusion/Mitigation:

a) No Impact. The project is required to comply with all applicable water quality and waste discharge standards. Standard City requirements for grading practices, such as the implementation of a Storm Water Pollution Prevention Plan, will ensure that no adverse impacts occur as a result of construction activities. Therefore, no impact is expected.

b) Less Than Significant Impact. The project would require paving a large portion of the site that is currently undeveloped. This would change the drainage of the site, decreasing absorption rates and increasing run-off incrementally in the area. However, the singular and cumulative impacts of the proposed project upon the groundwater decline in the project area are regarded as being minor because it will not directly impact the production of any nearby wells. Connection to public water service will be required for the site. No wells are proposed for the subject site. The site is not located in a recharge area as identified in the City's General Plan. A condition has been included at the request of Sacramento County Department of Water Resources requiring any water intensive tenants to conduct a water use efficiency review. Therefore, impacts to groundwater supplies will be less than significant.

c-f) Less Than Significant Impact. The project will not alter the course of any stream or river, although the drainage pattern of the site will be altered. The site will be graded in compliance with the requirements of the City of Elk Grove Public Works Department and not result in erosion or siltation impacts and flooding on- or off-site and ensure impacts are less than significant. The City's Development Services-Public Works staff did not identify any significant impacts to drainage patterns. Therefore, adverse impacts are expected to be less than significant.

g-j) No impact. The project is not located within a 100-year floodplain as designated by the Federal Emergency Management Agency or any other type of floodplain hazard area. The project is not located immediately up or down stream from a dam or levee. Storm drainage will flow to the existing detention basins to the south and then discharge into the existing City system. The project area is not located near any large bodies of water that would pose a seiche or tsunami hazard. Also, the project is not near any physical or geologic features that would pose a mudflow hazard. The surrounding property is developed with storm drainage infrastructure and is not anticipated to pose any risk of mudflow. Therefore, no impact is expected.

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

Discussion/Conclusion/Mitigation

a-c) No Impact. The proposed project is an office complex. The proposed project is consistent with the City of Elk Grove General Plan designation for the site. Because the project represents the development of an area as it is planned for in the General Plan, the project will not divide an established community. The current zoning for the site is TC – Travel Commercial, which does not allow for office use. The City of Elk Grove is processing a Rezone of several parcels in Laguna West, including the project site, which would allow for office use. No office use may occur at the project site until a Rezone has been adopted by the City Council. The proposed project represents the development of an area as it is planned for in the City of Elk Grove General Plan and therefore will not divide an established community. The proposed project is consistent with the land use policies of the General Plan and all improvements meet the standards of the Zoning ordinance. No variances or exceptions from standards are required. There is no habitat conservation plan or natural community conservation plan with the City of Elk Grove. Therefore, no impacts to land use or planning will occur from project implementation.

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

Discussion/Conclusion/Mitigation:

a-b) No Impact. The Elk Grove General Plan Background Report indicates that the project site is comprised of “aggregate deposits which cannot be evaluated from available data.” The project site is not delineated as a locally important mineral resource recovery site. The proposed project is not expected to 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. Therefore, no impact to mineral resources is expected within the project site.

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 checked="" 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, b, c, d) Less Than Significant Impact. The project site is located adjacent to Interstate-5 and within a 60dB traffic noise contour (General Plan Background Report). The City of Elk Grove General Plan Noise Element establishes a 45-dB interior noise level criterion as being acceptable for new office buildings affected by traffic noise sources. There is no maximum allowable noise exposure from transportation noise sources for outdoor activity areas. Employees of the proposed office complex could be exposed to transportation noise sources which exceeds the maximum allowable noise exposure in the General Plan. However, common construction practices, such as insulation, and project design would reduce adverse impacts to a less than significant level.

Sensitive receptors are located in the general vicinity of the project site where single family residences exist. Construction activities will generate noise levels and vibration that could adversely impact the residents in properties east and north of the project site. However, impacts of construction noise are intermittent and short term. The Municipal Code establishes

appropriate construction hours to minimize noise impacts to local residents. Although the development will result in a permanent increase in ambient noise levels in the project vicinity, it is unlikely that this increase would exceed the existing 60dB generated by automobile traffic. In addition, the project will be required to conform to the Zoning Code regarding elements such as trash compactors and loading docks that have the possibility to generate nuisance noise upon the adjoining land uses. The Zoning Code provides distance requirements and maximum sound levels to mitigate those impacts. Therefore, potential adverse impacts related to noise are considered less than significant because the noise generated by the project is not likely to exceed the existing noise level and the project will be required to conform to the Municipal Code and Zoning Code standards, which are designed to reduce noise impacts to a less than significant level.

e, f) No Impact. The proposed project is not located within an airport land use plan or within two miles of a public airport and is not in the vicinity of a private airstrip. Therefore, no adverse impact is expected.

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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

a) No Impact. The proposed project is an office development. No residential development is proposed by the project and it does not propose nor require extensions of roads or other infrastructure. The project does not propose displacing any existing housing. Therefore, the project will not have an adverse impact on population or housing.

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

Discussion/Conclusion/Mitigation:

a, b, d, e) No Impact. The proposed project will be served by existing public services and construction of new services will not be required as a result of project implementation. The project will not require the construction of any additional park area to support the recreational needs of the neighborhood. Site plans were routed to the Fire Department, the Police Department, and Parks and Recreation and returned with standard conditions. Therefore, no adverse impacts are expected.

c) Less Than Significant Impact. The office development proposed would be required to pay current statutory School District development fees associated with office construction at the time of issuance of each building permit. Development fees required of the project will offset the financial impact upon the School District. Therefore, adverse impacts to schools 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

a-b) No Impact. The project will not increase the use of existing neighborhood and regional parks because the proposed is an office complex. The project does not include recreational facilities and is not required to construct or expand existing recreational facilities. Therefore, no impacts are expected.

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

Discussion/Conclusion/Mitigation:

a-b) Less Than Significant. The Public Works Department reviewed the proposed project and did not identify any significant impacts related to transportation and traffic. The proposed office project is consistent with the General Plan designation for the site. As such, the anticipated vehicular trips for the project is consistent with the Level of Service identified for Longport Court. Therefore, impacts associated to project traffic are considered less than significant.

c) No Impact. The project would not 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. The project does not include any improvements to airports or change air traffic patterns.

d-e) Less Than Significant Impact. The project will be conditioned to provide adequate driveways and turnlanes to eliminate circulation related hazards. The project would be required to comply with the requirements of the Elk Grove CSD Fire Department for circulation design.

Therefore, the project would not result in inadequate emergency access and adverse impacts are expected to be less than significant.

f) No Impact. The proposed office project would be required to meet standard parking standards established in the Elk Grove Zoning Code. Therefore, approval of the project would result in adequate parking supply.

g) No Impact. The proposed project would not conflict with alternative transportation policies and the project will be designed to include bicycle parking. Therefore, no adverse impacts are expected.

XVI. UTILITIES AND SERVICE SYSTEMS	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

a-e) Less than Significant Impact. The City of Elk Grove utility and service system providers have reviewed the project and have returned comments that will translate into project level conditions of approval suggested for the project. No comments were identified indicating any significant utility or service systems impacts. The City's Drainage Department will condition the project to provide adequate drainage and water for each parcel in conformance with the City's General Plan. Similarly, County Sanitation District-1 imposed condition the project to provide adequate sewer service for each parcel in conformance with the district standards. Due to the size of the project, no significant impact to waste collection or disposal is expected from this project. Therefore, the impact to utilities and service systems is less than significant.

f-g) No Impact. The existing landfill would adequately accommodate the additional development. The project would be required to comply with all solid waste regulations as implemented and enforced by the City of Elk Grove. Therefore, the project would not significantly impact the disposal capacity of the landfill.

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.

Does the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input 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) Less Than Significant With Mitigation Incorporated. This Initial Study found that the proposed project could potentially degrade the quality of the environment, result in a potentially adverse impacts on fish, wildlife, or plant species including special status species, or prehistoric or historic cultural resources. However, based on the analysis and mitigation provided in this Initial Study, potential environmental impacts of project would be mitigated to less than significant levels. Although no wildlife was observed on the site, development of the proposed new lots with industrial use could displace resident and/or migratory wildlife including Swainson’s hawk, a listed threatened species under the California Endangered Species Act. Mitigation measures will be imposed on the project that will reduce impacts to Swainson’s hawk to a less than significant level. The proposed project may temporarily impact the area by construction-related air quality, noise and traffic impacts. However, by implementing basic regulatory requirements, and project conditions of approval, these impacts are effectively reduced to a less than significant or not impact level.

b) Less than Significant Impact. The Elk Grove General Plan and General Plan EIR identified the project site as being developed for Commercial uses. The project is consistent with the City's General Plan and would not create any impacts that would be cumulatively considerable. All project impacts have been reduced by adherence to basic regulatory requirements or conditions of approval incorporated into the project design.

c) Less than Significant Impact. Based on the analysis provided in this Initial Study, less than significant impacts to human beings would result from the proposed project. The project as proposed would not have substantial adverse effects on human beings, either directly or indirectly. This environmental document has analyzed the project and mitigated impacts to less than significant.

REFERENCES

1. City of Elk Grove. City of Elk Grove General Plan. Elk Grove, CA. 2003.
2. City of Elk Grove Zoning Code.
3. Sacramento Metropolitan Air Quality Management District Guide to Air Quality Assessment

ATTACHMENTS

- A. URBEMIS 2002 report for Center Pointe at Laguna