



8400 LAGUNA PALMS WAY • ELK GROVE, CALIFORNIA 95758
TEL: 916.683.7111 • FAX: 916.691.2001 • www.elkgrovecity.org

DEVELOPMENT SERVICES

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**NOTICE OF INTENT TO ADOPT
A NEGATIVE DECLARATION**

April 29, 2005

- LEAD AGENCY:** City of Elk Grove
8400 Laguna Palms Way
Elk Grove, CA 95758
- CONTACT PERSON:** Bill Pable, (916) 478-2257
- PROJECT TITLE:** Old Town Elk Grove Special Planning Area (SPA)
- PROJECT LOCATION:** The Old Town Elk Grove SPA is generally located along Elk Grove Boulevard, bounded on the west by Elk Grove Florin Road and on the east by Waterman Road. The SPA is generally bounded on the north by Locust Street and on the south by Grove Street.

PROJECT DESCRIPTION: The proposed project includes the following:

1. General Plan map amendment – The proposed project includes an amendment to the parcels detailed in Table 1 of the Initial Study. The SPA currently includes parcels designated as Low Density Residential, High Density Residential, Commercial, Light Industry, and Public/Quasi Public.
2. Zoning map amendment – The proposed project includes an amendment to the parcels detailed in Table 1 of the Initial Study. The SPA currently includes parcels designated as Residential, Commercial/Residential, Commercial, and Railroad/Commercial.
3. Special Planning Area text amendments – The original Elk Grove Old Town Special Planning Area (SPA) establishes several objectives, including the following:
 - To recognize the existing uses in the historical section of the City of Elk Grove;
 - To permit rehabilitation of existing structures which will be compatible with the present conditions with minimal disruption to the lifestyle of residents;
 - To consider and include new construction where appropriate;
 - To retain and enhance a viable commercial center in Elk Grove;
 - To preserve the early California cultural aspect of the town; and
 - To ensure that construction of new buildings or structures not alter or affect the cultural and/or the historical value of this section of the town.

The updated SPA shares these objectives and retains the focus of the original SPA on the preservation and enhancement of the historical value of Old Town. The difference between the original and updated SPAs is in the level of detail that each provides to guide both the development community and the City in the achievement of these objectives.

NOTICE IS HEREBY GIVEN that the City of Elk Grove has prepared a draft Negative Declaration, pursuant to the requirements of CEQA, for the above described project.

Six parcels within the project area are listed on the Hazardous Waste and Substances Sites List as set forth in Government Code Section 65962.5. There are six hazardous materials sites within the SPA according to Figure 4.4-1 (Hazardous Material Sites within the Planning Area) of the Elk Grove General Plan EIR (Elk Grove, 2003). Therefore, six parcels from the SPA are included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. However, each of these sites is developed. The SPA update does not include any specific development proposals. No impact would occur due to the update of the SPA.

PUBLIC REVIEW PERIOD: A 30 day public review period for the Draft Negative Declaration will commence on April 29, 2005 through May 28, 2005 for interested individuals and public agencies to submit written comments on the document. Any written comments on the Negative Declaration must be received at the above address within the public review period. Comments can also be made during the public hearing. Copies of the Negative Declaration and Initial Study are available for review at the City at the above address and on the website at www.egplanning.org/environmental/.

PUBLIC MEETING: This matter has been **tentatively** set for public hearing before the Planning Commission on May 19, 2005.

For reviewing agencies: The City of Elk Grove requests that you review the enclosed materials and provide any appropriate comments related to your agency's area of responsibility. The space below may be used to indicate that your agency has no comments or to state brief comments. If applicable and in accordance with Section 15097 of the CEQA Guidelines, please provide a draft mitigation monitoring or reporting program for mitigation measures proposed by your agency. This program should include specific performance objectives for mitigation measures identified (CEQA Section 21081.6(c)). Also inform this Department if a fee needs to be collected in order to fund the mitigation monitoring or reporting by your agency and how that language should be incorporated into the mitigation measure.

- No Comments provided
- Comments noted below
- Comments provided in separate letter

COMMENTS:

Return to: City of Elk Grove
Development Services – Planning
Attn.: Bill Pable
8400 Laguna Palms Way
Elk Grove, CA 95758

From: Agency Name: _____
Contact Person: _____
Phone Number: _____

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