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NOTICE OF AVAILABILITY
SHELDON/99 GPA AND REZONE PROJECT
DRAFT ENVIRONMENTAL IMPACT REPORT
AUGUST 15, 2008

LEAD AGENCY: City of Elk Grove
 8401 Laguna Palms Way
 Elk Grove, CA 95758

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PROJECT TITLE: Sheldon/99 GPA and Rezone Project

PROJECT LOCATION: East side of the Sheldon Road/SR 99 interchange, on both the north and south side of Sheldon Road.

PROJECT DESCRIPTION: The proposed project would change the General Plan land use designations and zoning designations of 18 parcels (5 of the 19 parcels are for rezoning only), totaling 44.95 acres, affected by the Sheldon Road/SR 99 Interchange Improvement Project. Of those 18 parcels, 10 parcels are located within the Calvine/99 Special Planning Area (SPA) and will require an amendment to the land use exhibit. Existing and proposed land use designations for the parcels included in the project site are listed in the table below.

Parcel	Acres	Existing GP Land Use Designation	Proposed GP Land Use Designation	Existing Zoning	Proposed Zoning
115-0162-010	4.94	LDR	HDR	SPA	RD-20
	1.35	LDR	C	SPA	GC
115-0162-011	1.58	LDR	HDR	SPA	RD-20
115-0162-012	1.29	LDR	HDR	SPA	RD-20
	0.36	LDR	C	SPA	GC
115-0162-013	1.47	LDR	C	SPA	GC
115-0162-014	2.74	LDR	C	SPA	GC
115-0162-015	1.01	LDR	C	SPA	GC
115-0150-057	9.75	MDR	C	SPA	GC
115-0150-064	2.17	MDR	HDR	SPA	RD-20
115-0150-067	1.87	MDR	HDR	SPA	RD-20
116-0030-069	1.80	MDR	C	AR-5	GC
116-0030-045	0.72	MDR	C	AR-5	GC
116-0030-007	0.49	MDR	C	AR-5	GC
116-0030-068	1.12	MDR	C	AR-5	GC
115-0162-016	2.51	C	C	SPA	GC
116-0030-005	2.30	C	C	AR-5	GC
116-0030-011	2.69	C	C	AR-5	GC

Parcel	Acres	Existing GP Land Use Designation	Proposed GP Land Use Designation	Existing Zoning	Proposed Zoning
116-0030-031	2.40	C	C	AR-5	GC
116-0030-014	2.39	C	C	AR-5	GC
Total	44.95				

SIGNIFICANT ENVIRONMENTAL EFFECTS: The Draft Environmental Impact Report has identified the following environmental issue areas as having potentially significant environmental impacts resulting from implementation of the project:

- Biological Resources
- Geology and Soils
- Traffic and Circulation
- Cultural and Paleontological Resources
- Visual Resources/Aesthetics
- Noise
- Air Quality
- Hydrology and Water Quality
- Public Services and Utilities

PUBLIC REVIEW PERIOD: A 45-day public review period for the Draft EIR will commence on **August 15, 2008** and end on **September 29, 2008** for interested individuals and public agencies to submit written comments on the document. Any written comments on the Draft EIR must be received at the above address within the public review period. Copies of the Draft EIR are available for review at the City of Elk Grove City Hall, 8401 Laguna Palms Way. The Draft EIR also may be reviewed at the City's web site at www.elkgrovecity.org. Referenced technical reports used in the preparation of the Draft EIR that are not included as appendices may be reviewed at City Hall upon request.

PUBLIC MEETING: The City of Elk Grove will hold a public comment meeting on the Draft EIR in September 2008 at Elk Grove City Hall, 8400 Laguna Palms Way, Elk Grove, CA.

PUBLIC HEARING: A public hearing will be set for this matter before the City Council at one of their meetings in December 2008 at Elk Grove City Hall, 8400 Laguna Palms Way, Elk Grove, CA.