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## NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

December 3, 2008

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

**CONTACT PERSON:** Gerald Park, (916) 478-3671

**PROJECT TITLE:** Shops at Calvine - EG-08-018

**PROJECT LOCATION:** 8434 Bradshaw Road at the SW corner of Calvine Rd. and Bradshaw Rd.  
(APN 121-0190-009)

**PROJECT DESCRIPTION:** General Plan Amendment to change the land use designation for 4.68 acres from Estate Residential to Commercial; a Rezone to change 4.68 acres from Agricultural-Residential 5-acre minimum (AR-5) to General Commercial (GC); a Tentative Parcel Map to subdivide a 10.26-acre parcel into three (3) parcels; a Conditional Use Permit to allow a drive-through facility within 1,000 feet from rural residential properties; a Variance to allow reduced setbacks from 25 feet to 10 feet between the westernmost retail building and the western property line; and Design Review for the construction of three commercial buildings totaling 30,025 square feet. Proposed uses include 16,800 square feet of retail uses and a proposed 13,225 square foot pharmacy.

**NOTICE IS HEREBY GIVEN** that the City of Elk Grove has prepared a draft Mitigated Negative Declaration, pursuant to the requirements of the California Environmental Quality Act (CEQA), for the above described project.

The project is not listed on the Hazardous Waste and Substances Sites List as set forth in Government Code Section 65962.5.

**PUBLIC REVIEW PERIOD:** A 30 day public review period for the Draft Mitigated Negative Declaration will commence on December 3, 2008 through January 2, 2009 for interested individuals and public agencies to submit written comments on the document. Any written comments on the Mitigated 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 Mitigated 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/](http://www.egplanning.org/environmental/).