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Development Services
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Planning (916) 478-2265
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**NOTICE OF INTENT TO ADOPT
A NEGATIVE DECLARATION
TRANSIT ORIENTED DEVELOPMENT GENERAL PLAN AMENDMENT
NOVEMBER 4, 2005**

LEAD AGENCY: City of Elk Grove
Development Services, Planning
Attn: Mark Schnauffer
8400 Laguna Palms Way
Elk Grove, CA 95758
Email: mschnauffer@elkgrovecity.org
Fax: (916) 691-6411

PROJECT TITLE: Transit Oriented Development General Plan Amendment

PROJECT LOCATION: City Wide

PROJECT DESCRIPTION: The proposed project consists of a General Plan Amendment to amend the General Plan Land Use Policy Map on parcels 116-0042-007, 023, 024, 025, and 028 on Elk Grove-Florin Boulevard to require Transit Oriented Development; amend the Land Use Element to include a new Transit Oriented Development land use designation under "Other Designations"; and amend the Circulation Element to include a new Circulation action item (CI-7.1)

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

FINDINGS/DETERMINATION: The City has reviewed and considered the proposed project and has determined that the project will not have a significant effect on the environment. The City hereby prepares and proposes to adopt a Negative Declaration for this project.

PUBLIC REVIEW PERIOD: A 20 day public review period for the Draft Negative Declaration will commence on **November 4, 2005 through November 24, 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. 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: The City of Elk Grove Planning Commission will review the project on November 17, 2005; no City Council hearing date has been determined at the time of this notice.

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:

DISTRIBUTION

1. State Clearinghouse (15 copies)—include Notice of Completion
2. County Clerk's Office
3. City Hall
4. Newspaper
5. Property owners of map amendment (parcel numbers 116-0042-028, -023, -024, -070)
6. Residents (Within 500' of above parcels)
7. Sacramento Area Council of Governments (SACOG)
8. Sacramento Metropolitan Air Quality Management District (AQMD)
9. CALTRANS Division of Rail (Warren Weber, 1120 N Street, PO Box 942874, Sacramento, CA 94274)
10. Sandy Sandoval, President-Bishop Powers, Inc. (11290 Point East Ef., Suite 200, Rancho Cordova, CA 95742)
11. Union Pacific Railroad (Jerry Wilmoth, 10031 Foothills Blvd., Roseville, CA 95747)

Return to: City of Elk Grove
Development Services, Planning
Mark Schnauffer
8400 Laguna Palms Way
Elk Grove, CA 95758

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