



8400 Laguna Palms Way • Elk Grove, California 95758
Tel: 916.683.7111 • Fax: 916.691.2001 • www.elkgrovecity.org

Development Services

Building Safety & Inspection	(916) 478-2235
Community Enhancement	(916) 478-2266
Economic Development	(916) 478-2261
Planning	(916) 478-2265
Public Works	(916) 478-2263

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

November 4, 2005

LEAD AGENCY: City of Elk Grove
8400 Laguna Palms Way
Elk Grove, CA 95758

CONTACT PERSON: Mark Schnauffer, (916) 478-2242

PROJECT TITLE: Beltway Venture Development

PROJECT LOCATION: Northeast corner of East Stockton Boulevard and Hampton Oak Drive
(APN 134-0670-001, -002, -003, -004)

PROJECT DESCRIPTION: Tentative Subdivision Map, Conditional Use Permit, and Design Review of a five-building commercial center on 9.95 acres of Limited Commercial (LC) zoned land. The proposed uses include motorcycle sales and service, which requires a conditional use permit. Also, the building height of 40' and sign height of 25' also requires a conditional use permit.

NOTICE IS HEREBY GIVEN that the City of Elk Grove has prepared a draft Mitigated Negative Declaration, pursuant to the requirements of 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 Negative Declaration will commence on November 4th, 2005 through December 4th, 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 **January 5, 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.: Mark Schnauer
 8400 Laguna Palms Way
 Elk Grove, CA 95758

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

DISTRIBUTION

1. State Clearinghouse (15 copies)—include Notice of Completion
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