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DEVELOPMENT SERVICES

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

November 20, 2006

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

CONTACT PERSON: Nina Stevens, (916) 478-2218

PROJECT TITLE: California Family Fitness GPA and Rezone (EG-06-1014)

PROJECT LOCATION: 3443 Laguna Blvd.
119-0120-075

PROJECT DESCRIPTION: This project consists of a General Plan Amendment (GPA) to change the land use designation from Light Industry to Commercial and a Rezone from Light Industrial (M-1) to General Commercial (GC) of a 21.5 acre parcel. The intent of the GPA and Rezone is to allow for the development of a complex of buildings with a Fitness Center as the primary use and associated retail, office, restaurant and other complimentary commercial uses. Initially the GPA and Rezone would allow for commercial uses to occupy and operate within an existing 188,000 square foot building that currently is on the site. Although the GPA and Rezone project does not include a Design Review for any immediate development, a conceptual master plan has been submitted for review with this project. The conceptual master site plan shows seven new buildings totaling 50,425 square feet and additional parking fields in the currently undeveloped northern 5 acres. (Figure 1) The purpose of this Initial Study is to analyze the potentially adverse environmental effects of the proposed General Plan Amendment, Rezone, and future commercial development. The future development of the site will be subject to discretionary actions by the City, however, additional environmental review should not be necessary.

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 Negative Declaration will commence on November 24, 2006 through December 22, 2006 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/.