



8400 Laguna Palms Way • Elk Grove, California 95758
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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**

December 22, 2004

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

CONTACT PERSON: Stuart Wagner, Project Planner
(916) 478-2255

PROJECT TITLE: Crabb Property (EG-03-524)

PROJECT LOCATION: 9260 Elk Grove Blvd at the Southwest corner of Elk Grove Blvd and Waterman Road, APN: 134-0050-001

PROJECT DESCRIPTION: The proposed project is a new commercial retail center comprised of five (5) retail buildings totaling 25,168 square feet, a corner plaza, walkways, and landscaping. In order to carry out the proposed project, the following entitlements are required: a general plan amendment, a rezone, and design review. The general plan amendment involves changing the land use designation of the site from Low Density Residential to Commercial and the Rezone involves changing the zoning of site from Special Planning Area (SPA)-Residential to Limited Commercial. Design Review will examine the site plan and architecture of the commercial retail center. With respect to the site, the building coverage is approximately 24 percent with the remainder being hardscape (58%), and landscaping (18%). Commercial uses on the site will include general merchandise sales, personal services, and dining establishments. The center would provide 90 parking spaces and will have one point of ingress/egress from Elk Grove Blvd. and one point of ingress/egress from Waterman Road.

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 Mitigated Negative Declaration will commence on 12/22/04 through 01/22/05 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.html.

PUBLIC MEETING: This matter has not yet been scheduled for public hearing. Notice will be provided to the required parties when the project is scheduled to be heard at the Planning Commission.

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.: Stuart Wagner
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
2. County Clerk's Office
3. City Hall
4. Newspaper
5. Applicant
6. Residents
7. Interested Parties
8. Sacramento Metropolitan Air Quality Management District (AQMD)