



8401 LAGUNA PALMS WAY • ELK GROVE, CALIFORNIA 95758
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DEVELOPMENT SERVICES

BUILDING SAFETY & INSPECTION	(916) 478-2235
PLANNING	(916) 478-2265
PUBLIC WORKS	(916) 478-2263
SOLID WASTE	(916) 478-3634
TRANSIT	(916) 687-3030

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

June 25, 2007

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

CONTACT PERSON: Christopher Jordan, Planner, 916-478-2222

PROJECT TITLE: East Elk Grove Industrial Park

PROJECT LOCATION: 9720 Webb Street, between Kent and Webb
(APN 134-0050-011)

PROJECT DESCRIPTION: The proposed project is a Design Review and Tentative Subdivision Map for a light industrial park comprised of six buildings with twelve tenant spaces, totaling approximately 96,550 square feet (Figure 1). The buildings range in size from 12,650 square feet to 19,800 square feet. Approximately 80% of each building will be built out for warehouse space; the remainder will be used for office space. The site is approximately 7.25 acres in size located in an urbanized area of Elk Grove (Figure 2). The project also includes two variances to reduce the required landscaping on the north and south sides of the project. On the north side, the landscaping would be reduced from the required 25 feet to 10 feet, and on the south side the required six foot landscape area would be excluded, both to provide for required parking and drive aisle area.

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 June 25, 2007 through July 24, 2007 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/.

PUBLIC MEETING: This matter has been tentatively set for public hearing before the Planning Commission on **August 16, 2007**.

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.: Christopher Jordan
 8401 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. Sacramento Area Council of Governments (SACOG)
8. Sacramento Metropolitan Air Quality Management District (AQMD)
9. CALTRANS

Notice of Completion & Environmental Document Transmittal

Appendix C

Mail to: State Clearinghouse, P. O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: East Elk Grove Industrial Park (EG-06-1004)

Lead Agency: City of Elk Grove Contact Person: Christopher Jordan, Planner
Mailing Address: 8401 Laguna Palms Drive Phone: 916-478-2222
City: Elk Grove Zip: California County: Sacramento

Project Location:

County: Sacramento City/Nearest Community: Elk Grove
Cross Streets: Between Kent Street and Webb Street; 9720 Webb Street Zip Code: 95624
Assessor's Parcel No.: 134-0050-011 Section: Twp.: Range: Base:
Within 2 Miles: State Hwy #: SR-99 Waterways:
Airports: Railways: Schools:

Document Type:

CEQA: [] NOP [] Draft EIR NEPA: [] NOI Other: [] Joint Document
[] Early Cons [] Supplement/Subsequent EIR [] EA [] Final Document
[] Neg Dec (Prior SCH No.) [] Draft EIS [] Other
[x] Mit Neg Dec [] Other [] FONSI

Local Action Type:

[] General Plan Update [] Specific Plan [] Rezone [] Annexation
[] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [] Use Permit [] Coastal Permit
[] Community Plan [x] Site Plan [x] Land Division (Subdivision, etc.) [] Other

Development Type:

[] Residential: Units Acres Water Facilities: Type MGD
[] Office: Sq.ft. Acres Employees Transportation: Type
[] Commercial: Sq.ft. Acres Employees Mining: Mineral
[x] Industrial: Sq.ft. 96,550 Acres 7.25 Employees Power: Type MW
[] Educational Waste Treatment: Type MGD
[] Recreational Hazardous Waste: Type
Total Acres (approx.) Other:

Project Issues Discussed in Document:

[x] Aesthetic/Visual [] Fiscal [] Recreation/Parks [] Vegetation
[] Agricultural Land [] Flood Plain/Flooding [] Schools/Universities [] Water Quality
[x] Air Quality [] Forest Land/Fire Hazard [] Septic Systems [] Water Supply/Groundwater
[x] Archeological/Historical [x] Geologic/Seismic [] Sewer Capacity [] Wetland/Riparian
[x] Biological Resources [] Minerals [] Soil Erosion/Compaction/Grading [] Wildlife
[] Coastal Zone [x] Noise [] Solid Waste [] Growth Inducing
[] Drainage/Absorption [] Population/Housing Balance [] Toxic/Hazardous [x] Land Use
[] Economic/Jobs [x] Public Services/Facilities [x] Traffic/Circulation [] Cumulative Effects
[] Other

Present Land Use/Zoning/General Plan Designation:

Zoning: M-1, Light Industrial / General Plan: Light Industrial

Project Description: (please use a separate page if necessary)

The proposed project is a Design Review and Tentative Subdivision Map for a light industrial park comprised of six buildings with twelve tenant spaces, totaling approximately 96,550 square feet (Figure 1). The buildings range in size from 12,650 square feet to 19,800 square feet. Approximately 80% of each building will be built out for warehouse space; the remainder will be used for office space. The site is approximately 7.25 acres in size located in an urbanized area of Elk Grove (Figure 2). The project also includes two variances to reduce the required landscaping on the north and south sides of the project. On the north side, the landscaping would be reduced from the required 25 feet to 10 feet, and on the south side the required six foot landscape area would be excluded, both to provide for required parking and drive aisle area.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Appendix C, continued

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

- | | |
|---|---|
| <input checked="" type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Parks & Recreation |
| <input checked="" type="checkbox"/> Caltrans District # <u>3</u> | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Planning (Headquarters) | <input type="checkbox"/> Reclamation Board |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy | <input checked="" type="checkbox"/> Regional WQCB # <u>5</u> |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> S.F. Bay Conservation & Development Commission |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers and Mtns Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> Santa Monica Mountains Conservancy |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>2</u> | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> Forestry & Fire Protection | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> Housing & Community Development | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Integrated Waste Management Board | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Native American Heritage Commission | |
| <input type="checkbox"/> Office of Emergency Services | |

Local Public Review Period (to be filled in by lead agency)

Starting Date June 25, 2007 Ending Date July 24, 2007

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: <u>Jason Vine, Claybar Engineering</u>
Address: _____	Address: <u>9354 Elk Grove-Florin Road</u>
City/State/Zip: _____	City/State/Zip: <u>Elk Grove, CA 95624</u>
Contact: _____	Phone: <u>916-684-7301</u>
Phone: _____	

Signature of Lead Agency Representative:  Date: 6-20-07