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NOTICE OF AVAILABILITY
LAGUNA RIDGE TOWN CENTER
DRAFT SUBSEQUENT ENVIRONMENTAL IMPACT REPORT
APRIL 2, 2008

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

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PROJECT TITLE: Laguna Ridge Town Center

PROJECT LOCATION: Elk Grove Blvd. and Bruceville Rd. (within the Laguna Ridge Specific Plan), City of Elk Grove

PROJECT DESCRIPTION: The Laguna Ridge Town Center project proposes a Specific Plan Amendment and Rezone to enlarge the Town Center commercial area in the Laguna Ridge Specific Plan (LRSP) area. The project site is a 95.3± acre area located near the southeast corner of the intersection of Elk Grove Boulevard and Bruceville Road. The project site has historically been used for agricultural purposes and is undeveloped, with the exception of several residences and outbuildings.

The existing LRSP land uses would be reconfigured to remove the Medium Density Residential/15.1 dwelling units per acre (RD-15), and Medium Density Residential/10 dwelling units per acre (RD-10) designations and increase the Shopping Center (SC) designation to 79.7 acres and increase the High Density Residential/20 dwelling units per acre (RD-20) designation to 15.6 acres (see Table 1). Similarly, the General Plan land use diagram would be amended to designate the project site for 79.7 acres of Commercial uses and 15.6 acres of High Density Residential uses.

Recently, a medical user has expressed interest in the purchase of 30 acres of SC designated land in the Specific Plan area with the intent of developing up to 365,000 square feet of medical offices. Medical offices are a conditional allowed use under the SC designation. While still in the preliminary stages of design, the medical user would most likely propose phased development. The Draft Subsequent Environmental Impact Report (Draft SEIR) analyzes impacts associated with the potential for a portion of the site to include a medical facility.

SIGNIFICANT ENVIRONMENTAL EFFECTS: The Draft SEIR has identified the following environmental issue areas as having potentially significant environmental impacts from implementation of the project:

- Air Quality
- Land Use
- Transportation and Circulation
- Noise

PUBLIC REVIEW PERIOD: A review period for the Draft SEIR will commence on April 2, 2008 and end on May 19, 2008, for interested individuals and public agencies to submit written comments on the document. Any written comments on the Draft SEIR must be received at the above address within the public review period. Copies of the Draft SEIR are available for review at the City of Elk Grove City Hall, Planning Division, 8401 Laguna Palms Way, and at the Elk Grove Branch of the Sacramento Public Library at 8962 Elk Grove Boulevard. The Draft SEIR also may be reviewed at the City's web site at www.elkgrovecity.org. Referenced technical reports used in the preparation of the Draft SEIR that are not included as appendices may be reviewed at City Hall upon request.

PUBLIC MEETING: The City of Elk Grove will receive public comments on the Draft SEIR at the Planning Commission meeting on May 15, 2008 at Elk Grove City Hall, 8400 Laguna Palms Way, Elk Grove, CA.