



NOTICE OF PREPARATION

DATE: August 31, 2007

TO: Responsible Agencies, Organizations and Interested Parties

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

SUBJECT: Environmental Impact Report for the Laguna Ridge Town Center

In discharging its duties under Section 15020 et. seq. of the California Environmental Quality Act ("CEQA") Guidelines, the City of Elk Grove, as Lead Agency intends to prepare an Environmental Impact Report ("EIR") for the Laguna Ridge Town Center project. In accordance with Section 15082 of the CEQA Guidelines, the City of Elk Grove has prepared this Notice of Preparation to provide Responsible Agencies and other interested parties with sufficient information describing the proposal and its potential environmental effects.

The determination to prepare an EIR was made by the City of Elk Grove. An Initial Study has been prepared pursuant to CEQA Section 15063, which identifies the anticipated environmental effects of the project.

The EIR will evaluate the proposed Specific Plan Amendment and Rezone to enlarge the Town Center commercial area in the Laguna Ridge Specific Plan area. The land uses would be reconfigured, and sites that are currently zoned High Density Residential/20 dwelling units per acre (RD-20), Medium Density Residential/15.1 dwelling units per acre (RD-15), and Medium Density Residential/10 dwelling units per acre (RD-10) would be rezoned to a mix of RD-20 and shopping center (SC). This would result in a loss of approximately 285 potential residential units and an increase of 23.3 acres of commercial zoning. The following table provides a summary of the proposed rezone acreage:

Specific Plan Designation/ Zoning	Existing Acreage	Existing Unit Allocation	Proposed Acreage	Proposed Estimated Units	Acreage Change	Unit Change
RD-10	11.8	118	0	0	-11.8	-118
RD-15	12.5	189	0	0	-12.5	-189
RD-20	14.5	290	15.6	312	1.1	22
SC	56.5		79.7		23.2	
Total	95.3	597	95.3	312	0	-285

Recently, interest has been expressed in the purchase of 30 acres of SC designated land with the intent of developing up to 365,000 square feet of medical offices. Medical offices are an allowed use under the SC designation.

The project site is a 95.3± acre area located near the southeast corner of the intersection of Elk Grove Boulevard and Bruceville Road (APNs 132-0270-019 and 132-0270-078) (see Figures 3 and 4 of the Initial Study).

The City anticipates that the EIR will evaluate potentially significant environmental impacts associated with:

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

The proposed Laguna Ridge Town Center project is within the Laguna Ridge Specific Plan and development of the site was addressed in the Laguna Ridge Specific Plan EIR which was a Program EIR. CEQA Guidelines Section 15168(d) describes the use of a Program EIR with later activities. Section 15168(d)(3) discusses the use of a Program EIR in focusing the environmental analysis on a subsequent project, in this case the Laguna Ridge Town Center request for a Specific Plan Amendment and Rezone.

As specified by the CEQA Guidelines, the Notice of Preparation will be circulated for a 30-day review period. The City of Elk Grove welcomes agency and public input during this review. In the event that no response or request for additional time is received by any Responsible Agency by the end of the review period, the Lead Agency may presume that the Responsible Agency has no response.

Comments may be submitted in writing during the review period and addressed to:

Taro Echiburu
City of Elk Grove
8401 Laguna Palms Way
Elk Grove, CA 95758

The comment period closes on Monday October 1, 2007