



8401 Laguna Palms Way • Elk Grove, California 95758
Tel: 916.683.7111 • Fax: 916.691.6411 • www.elkgrovecity.org
Development Services

Building Safety & Inspection	(916) 478-2235
Community Enhancement	(916) 478-2266
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NOTICE OF AVAILABILITY

REYNOLDS & BROWN PLAZA III

DRAFT ENVIRONMENTAL IMPACT REPORT

FEBRUARY 27, 2008

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

CONTACT PERSON: Taro Echiburu
Email: techiburu@elkgrovecity.org
Fax: (916) 691-6411

PROJECT TITLE: Reynolds and Brown Plaza III Project

PROJECT LOCATION: 9603 – 9641 East Stockton Boulevard; Southeast Quadrant of the SR 99/Elk Grove Boulevard Interchange (APN 125-0030-029)

PROJECT DESCRIPTION: This project consists of a General Plan Amendment (GPA) to change the land use designation of the project site from Public/Quasi Public to Commercial and a rezone from RD-5 (low density residential – 5 du/acre) to SC (Shopping Center). The project also includes a Tentative Parcel Map (TPM) to divide the project site into 4 parcels. No specific development is proposed as part of the project and a range of uses could be developed on the project site based on the proposed GPA and rezone. However, a conceptual site plan has been prepared for the site which identifies a hotel, a sit-down restaurant, and gas station with mini-mart and car wash.

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

- Visual Resources/Light and Glare
- Hazards/Hazardous Materials
- Public Services and Utilities
- Biological Resources
- Noise
- Transportation and Circulation

PUBLIC REVIEW PERIOD: A 45-day public review period for the Draft EIR will commence on **February 27, 2008** and end on **April 11, 2008**, for interested individuals and public agencies to submit written comments on the document. Any written comments on the Draft EIR must be received at the above address within the public review period. Copies of the Draft EIR are available for review at the City of Elk Grove City Hall, 8401 Laguna Palms Way. The Draft EIR also may be reviewed at the City's web site at www.elkgrovecity.org. Referenced technical reports used in the preparation of the Draft EIR that are not included as appendices may be reviewed at City Hall upon request.

PUBLIC HEARING: Notices of public hearings for this matter before the Elk Grove Planning Commission and City Council will be posted at a later date.