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Development Services

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

August 12, 2005

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

CONTACT PERSON: Mark Schnauffer, (916) 478-2242

PROJECT TITLE: Tegan Estates II (EG-04-675)

PROJECT LOCATION: 5501 and 5461 Tegan Road. North side of Tegan Road just west of Laguna Park Drive (APN's 119-1051-018, 010)

PROJECT DESCRIPTION: The proposed project includes a rezone of two properties totaling 6.70± acres, from AR-10 to RD-5 and a Tentative Subdivision Map creating up to 32 single-family residential parcels. This type of development is consistent with the City of Elk Grove General Plan, which designates the site as Low Density Residential (RD 4.1-7.0/acre). Two existing homes on the site will be removed.

The project would serve as in-fill in the northwestern area of City of Elk Grove, known as West Laguna. The lots created meet the minimum RD-5 zoning specification. Lot sizes are summarized in **Table 1-1**, below.

TABLE 1-1 - LOT SIZES

Lot	Dimensions
Interior Lot	60' x 110'
Corner Lots	80' x 110'
Northern Lots	55' x 110'
Lots fronting Tegan Road	60' or 80' x 115

Source: Rose's Engineering, 2004.

Standard and corner lots will have a 20-foot setback and a 15-foot rear yard setback. Standard lots will have 5-foot side yard setbacks while corner lots will have 5-foot side yard setbacks on one side and a 12.5-foot setback on the other.

Public roads with a 40-foot wide right-of-way and two 13-foot wide travel lanes will be developed on the project site. One access will be available off of Tegan Road. Two roads will be designed to provide access to the property to the east for potential future development on that parcel.

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 August 12, 2005 through September 12, 2005 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 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 City of Elk Grove Planning Commission on **September 29, 2005**. The Planning Commission's recommendation will be forwarded to the City Council for Final Approval at a hearing date to be determined.

