



8400 Laguna Palms Way • Elk Grove, California 95758  
Tel: 916.683.7111 • Fax: 916.691.2001 • www.elkgrovecity.org

**Development Services**

Building Safety & Inspection	(916) 478-2235
Community Enhancement	(916) 478-2266
Economic Development	(916) 478-2261
Planning	(916) 478-2265
Public Works	(916) 478-2263

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

**December 5, 2005**

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

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

**PROJECT TITLE:** Vista Creek Unit #3 - EG-05-840

**PROJECT LOCATION:** Just east of the intersection of Waterman Road and Brown Road (APN 121-0180-019)

**PROJECT DESCRIPTION:** The proposed project is located in the northern portion of the City of Elk Grove approximately one-quarter mile southeast of the intersection of Calvine Road and Waterman Road. The site is directly east of Brown Road. The project includes a rezone of one parcel totaling 13.5± acres, from AR-5 to RD-4 and a Tentative Subdivision Map creating up to 30 single-family residential parcels. This type of development is consistent with the City of Elk Grove General Plan, which designates the site as Estate Residential (RD .6 - 4.0 du/acre). The site has one home on it, which will be removed.

The project would be similar to the single-family residential development directly north of the site. The lots created meet the minimum RD-4 zoning specification. Typical lots are 71' x approximately 120'.

The project will primarily be accessed by Brown Road from Waterman Road. Secondary access will be provided by Jordan Ranch Road.

**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 December 9, 2005 through January 8, 2006 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/](http://www.egplanning.org/environmental/).

**PUBLIC MEETING:** This matter has been tentatively set for public hearing before the Planning Commission on **January 19, 2005**.

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.: Mark Schnauer  
 8400 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)