



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) 687-3023 |
| ECONOMIC DEVELOPMENT | (916) 478-2261 |
| PLANNING | (916) 478-2265 |
| PUBLIC WORKS | (916) 478-2263 |
| SOLID WASTE | (916) 478-3634 |
| TRANSIT | (916) 687-3030 |

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

May 4, 2005

- LEAD AGENCY:** City of Elk Grove
8400 Laguna Palms Way
Elk Grove, CA 95758
- CONTACT PERSON:** Sarah Kirchgessner, (916) 478-3649
- PROJECT TITLE:** Sandage Estates – Project #EG-04-777
- PROJECT LOCATION:** 9580 Sandage Avenue. The project site is located on the south side of Sandage Avenue, approximately 450 yards west of the intersection of Bradshaw Road and Sandage Avenue. (APN: 127-0030-017)
- PROJECT DESCRIPTION:** The project consists of a Rezone from AR-5 (Agricultural/Residential – minimum 5 acre) to AR-2 (Agricultural/Residential – minimum 2 acre) for a portion of the project site, and a Tentative Subdivision Map to split a 20-acre (gross) parcel into four 2-acre parcels and one 12-acre parcel. The twelve-acre parcel will remain as fallow land, maintaining a zoning designation an AR-5. The remaining eight acres will subdivided into four 2-acre lots. All parcels will be served by a public road. The project also includes an exception from the requirement of public water for two acre parcels.

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 May 6, 2005 through June 6, 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 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/.

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.: Sarah Kirchgessner
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. Interested Parties
8. Sacramento Metropolitan Air Quality Management District (SAQMD)
9. Elk Grove Unified School District