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NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

December 21, 2007

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

CONTACT PERSON: Jeff Garrigues, (916) 478-3666

PROJECT TITLE: Vineyard Knolls (EG-06-1116)

PROJECT LOCATION: 9541 Niemann Avenue, approximately 700-feet west of Bradshaw Road.
Assessor Parcel Number: 121-0190-012

PROJECT DESCRIPTION: The proposed project is located in the northeastern portion of the City of Elk Grove approximately 700-feet south of Calvine Road, and 700-feet west of Bradshaw Road. The project includes a rezone of one 5.0 acre parcel from Agricultural Residential (AR-5) to Single Family Residential (RD-4), a Tentative Subdivision Map creating 18 single-family residential parcels, and abandonment of an Irrevocable Offer of Dedication. Construction of new homes is not proposed at this time. Off-site drainage, sewer, and water lines are proposed as part of this project. The proposed subdivision development is consistent with the City of Elk Grove General Plan, which designates the site for single family residential development with a housing density range of 0.6 to 4.0 dwelling units per acre. The lots created meet the minimum RD-4 zoning standards for minimum lot size and dimensions.

NOTICE IS HEREBY GIVEN that the City of Elk Grove has prepared a draft Mitigated Negative Declaration, pursuant to the requirements of the California Environmental Quality Act (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 22, 2007 through January 21, 2008 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/.

PUBLIC MEETING: This matter has been tentatively set for public hearing before the Planning Commission on **February 7, 2008**.