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Development Services

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NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

November 14, 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 Ranch Estates

PROJECT LOCATION: 8590 Bradshaw Road, south of Calvine Road and north of Sheldon Road (APN 121-0200-007 & 121-0200-008)

PROJECT DESCRIPTION: The project includes a rezone of two parcels (totaling 10.6+ acres) from Agriculture-Residential (AR-5) to Very Low Density Residential (RD-3), and a Tentative Subdivision Map creating 28 single-family residential parcels. Construction of Single Family Residences is not proposed at this time. The project is located in a semi-rural area and will be accessed by a new street extending westward from Bradshaw Road. The proposed rezone and 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 .6 to 4.0 dwelling units per acre. The lots created meet the development standards of the RD-3 zoning specification.

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: The Notice of Intent (NOI) for this project supersedes the NOI previously advertised for a 30 day review period starting November 2, 2007 and ending December 1, 2007. The revised 30 day public review period for the Draft Mitigated Negative Declaration will commence on November 14, 2007 through December 13, 2007 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 City Council on **January 9, 2008**.

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.: Jeff Garrigues
 8401 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
9. Elk Grove Unified School District
10. Sacramento County Water
11. Pacific Gas & Electric
12. California Department of Fish and Game
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