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**NOTICE OF INTENT TO ADOPT
A MITIGATED NEGATIVE DECLARATION/INITIAL STUDY FOR
TRINITY GARDEN ESTATES, PROJECT #RC-05-190**

May 16, 2006

LEAD AGENCY: City of Rancho Cordova Planning Department
Jeffrey S. Beiswenger, 916.851.8750
2729 Prospect Park Drive
Rancho Cordova, CA 95670

PROJECT TITLE: Trinity Garden Estates

PROJECT LOCATION: Northwest corner of Coloma Road and Trinity River Drive

PROJECT DESCRIPTION: The project includes a rezone from SC (shopping center) to RD-20 (residential), a tentative subdivision map to create 20 residential lots and one common-area, a design review for 20 single-family residential units, a special development permit, and a development agreement. The project site is 2.1 acres in size. Twenty attached single-family residential units are proposed, accessed by one internal private driveway and by pedestrian gates to the east, north, and west limit of the property. Each unit will have a 2-car garage and a 20-foot driveway.

FINDINGS/DETERMINATION: The City has reviewed and considered the proposed project and has determined that the project will not have a significant effect on the environment, with substantial supporting evidence provided in the Initial Study. The City hereby prepares and proposes to adopt a **Mitigated Negative Declaration** for this project.

PUBLIC REVIEW PERIOD: A 20 day public review period for the Mitigated Negative Declaration/ Initial Study will commence on **May 16, 2006** and will end on **June 5, 2006** for interested individuals and public agencies to submit written comments on the document. Any written comments on the Mitigated Negative Declaration/ Initial Study must be received at the above address within the public review period. Copies of the Mitigated Negative Declaration/Initial Study are available for review at the above address and online at <http://www.cityofranhocordova.org>

PUBLIC MEETING: This project is scheduled to be heard before the City of Rancho Cordova Planning Commission on June 8, 2006.