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**NOTICE OF INTENT TO ADOPT
A MITIGATED NEGATIVE DECLARATION/INITIAL STUDY FOR
OLD PLACERVILLE ROAD RESIDENTIAL AND OFFICE PROJECT,
PROJECT #RC-05-183**

June 23, 2006

LEAD AGENCY: City of Rancho Cordova Planning Department
Ben Ritchie, 916.361.8384
2729 Prospect Park Drive
Rancho Cordova, CA 95670

PROJECT TITLE: Old Placerville Residential and Office Project

PROJECT LOCATION: APN: 068-0030-044. North side of Old Placerville Road, east of Bradshaw Road

PROJECT DESCRIPTION: The project includes a rezone for approximately two-thirds of the site from MP (industrial office park) to RD-10 (residential), a tentative subdivision map to create 35 residential lots and 4 office parcels, a design review for the single-family residential units, a special development permit, and a development agreement. The project site is 5.33 acres in size. Thirty five single-family residential units are proposed, accessed by one internal road. Each unit will have individual garage and driveway parking. There will be four visitor parking spaces provided. On-street parking will not be allowed within the project. The four office buildings proposed are all one story in height, range from 4,100 sq. ft. to 5,200 sq. ft., and include a total of 86 parking spaces.

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 30 day public review period for the Mitigated Negative Declaration/ Initial Study will commence on **June 23, 2006** and will end on **July 24, 2006** for interested individuals and public agencies to submit written comments on the document. Any written comments on the Mitigated Negative Declaration/ Initial Study should be sent to the attention of Ben Ritchie, Environmental Coordinator, and must be received at the above address by 5:00 PM on July 24, 2006. Copies of the Mitigated Negative Declaration/Initial Study are available for review at the above address and online at www.cityofranchocordova.org

PUBLIC MEETING: This project is scheduled to be heard before the City of Rancho Cordova Planning Commission on July 27, 2006.