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**NOTICE OF INTENT TO ADOPT  
A MITIGATED NEGATIVE DECLARATION/INITIAL STUDY FOR  
MONTELENA,  
PROJECT #RC 04-132**

**May 27, 2005**

**LEAD AGENCY:** City of Rancho Cordova Planning Department  
William Campbell, 916-942-0278  
3121 Gold Canal Drive  
Rancho Cordova, CA 95670

**PROJECT TITLE:** Montelena

**PROJECT LOCATION:** The Montelena project site is located within the approved Sunrise Douglas Community Plan and Sunridge Specific Plan (SDCP/SRSP) areas on the southwest corner of Douglas Road and Jaeger Road. The project site is generally bounded by the Jaeger Road to the east, the Anatolia I subdivision to the west, Douglas Road to the north, and the Anatolia II subdivision to the south.

**PROJECT DESCRIPTION:** The Montelena project comprises 251.9 acres and proposes the construction of 874 dwelling units (du) on 143.9 acres. The proposed project also includes five neighborhood park parcels on 20.1 acres, a detention basin on 9.6 acres, fire station on 2.7 acres and a wetland preserve on 54.5 acres.

**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 **May 27, 2005 through June 27, 2005** 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.

**PUBLIC MEETING:** This project has not been scheduled for the City of Rancho Cordova Planning Commission and City Council.