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**NOTICE OF INTENT TO ADOPT
A MITIGATED NEGATIVE DECLARATION/INITIAL STUDY FOR
SUNRIDGE PARK PHASE II**

June 24, 2005

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

PROJECT TITLE: Sunridge Park Phase II

PROJECT LOCATION: The Sunridge Park Phase II project site is made up of approximately 78.8 acres within the approved Sunridge Park tentative subdivision project site. Sunridge Park is a part of the Sunrise Douglas Community Plan and SunRidge Specific Plan (SRSP) areas. Sunridge Park is bounded by Douglas Road to the north, the proposed Preserve at Sunridge to the south, other proposed SRSP projects to the east, and Sunridge Lot J to the west.

PROJECT DESCRIPTION: The Sunridge Park Phase II project proposes 152 residential units consisting of Low Density Residential (LDR) single-family lots in various Residential Densities (RD) ranging from RD-4 to RD-7 on approximately 28.2 acres, an elementary school, approximately 8.2 acres of parks and public and private open space, a commercial/mixed use area on approximately 2.0 acres, 6.4 acres of wetland preserve, a 9.9 acre SMUD substation site, and approximately 13.9 acres of landscape corridors.

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 **June 24, 2005 through July 13, 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 been scheduled before the City of Rancho Cordova Planning Commission on **July 14, 2005**.