



CITY OF SAN JUAN BAUTISTA
P.O. BOX 1420
SAN JUAN BAUTISTA, CALIFORNIA 95045

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

TO: The Public

FROM: City Planner
City of San Juan Bautista

Project Title: Rancho Vista Subdivision Project-Initial Study and Mitigated Negative Declaration

Lead Agency: City of San Juan Bautista

Applicant: Robert Fulton

Project Location: Situated on a 28.3 acre site north of Creek Bridge Subdivision and west of San Juan Highway

Project Description: The project consist of an 85 lot subdivision that will be built in four phase over a three year period. The project will extend Third Street north to a cross street extending easterly to San Juan Highway. A circular round-a-bout intersection will be constructed at the primary entrance of the subdivision on San Juan Highway (First Street extension) The subdivision will consist of 85 single family residential lots with open space parks, drainage retention ponds, wet land habitat open space area, pedestrian walk ways, bicycle path ways, curbs, gutter, sidewalks, street trees, landscaping, street lighting conforming to the style and standards of adjacent subdivisions and public utilities including sewer, water, storm, electrical, gas, telephone , cable TV, and communication facilities.

Mitigated Negative Declaration: A mitigated negative declaration has been prepared outlining the projects impacts and mitigation measures to reduce the impacts to less than significant for protection of the environment. The mitigated negative declaration also incorporates mitigation monitoring programs and reporting requirements for the construction phasing of the project. These materials are available for review at the City of San Juan Bautista City Hall, located at 311 Second Street (Tele: 831-623-4661), the City Library located at Second and Monterey Street, and online at <http://www.san-juan-bautista.ca.us/>.

Hazardous Materials: Per Section 65962.5 of the Government Code, no hazardous materials are known to exist on the project site.

Public Comments: Any individual, group, or agency wishing to review and comment on the project may submit written comments to the City Hall, City of San Juan Bautista, 311 Second Street, P.O. Box 1420, 95025. All written or electronic communication comments received by 1:00 P.M. on December 15th, 2014 will be considered by the City of San Juan Bautista.

Hearing Date: The City Council will conduct a public hearing for this project on December 16th, 2014. The hearing will occur at 6:00 P.M. at the City of San Juan Bautista Council Chambers located at 311 Second Street in San Juan Bautista. All persons may attend the meeting and give oral comments and public testimony on the proposed project.

Availability of the Mitigated Negative Declaration: Additional information on this project, including the initial study, mitigated negative declaration, and mitigation monitoring program are available for review at the City of San Juan Bautista City Hall, located at 311 Second Street (Tele: 831-623-4661), the City Library located at Second and Monterey Street, and online at <http://www.san-juan-bautista.ca.us/>.

Dated: October 31st, 2014