



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 Name: Copperleaf Residential Development Project-Initial Study and Mitigated Negative Declaration

Lead Agency: City of San Juan Bautista

Applicant: Edenbridge Homes

Project Location: The 12.52- acre Project is located on the north side of Old San Juan Hollister Road, about 300 feet east of the intersection with The Alameda/Salinas Grade Road, in the City of San Juan Bautista, California. State Highway 156 is adjacent to the Project's northern boundary. There are two entrances to the Project from the Old San Juan Hollister Road. No site access will be available from State Highway 156.

Project Description: The Copperleaf residential development will consist of 45 new single family residences and with an open space area that includes a drainage retention pond (Lot A). An existing municipal well will be relocated to the southeast corner of the site (Lot B). The homes will meet City R-1 zoning standards that include: minimum lot area (gross) – 7,000 square feet; density range of 0.50 to 5 dwelling units per acre; and building coverage of 40 percent and a floor to area ratio (FAR) of 0.45. In addition, the Project will include curbs, gutter, sidewalks, street trees, landscaping, and street lighting that will complement the other residential neighborhoods in the City. A masonry sound wall (height varies upon location) will be constructed along the Project's northern boundary with SH 156. A public sidewalk will be provided along Old San Juan Hollister Road.

Mitigated Negative Declaration: A mitigated negative declaration has been prepared outlining the Project environmental impacts and mitigation measures to reduce identified impacts to less than significant levels for protection of the environment. Mitigation measures are incorporated for the following environmental topics: aesthetics; air resources; biological resources; cultural resources; geology/soils; hydrology/water quality; noise; and traffic. The mitigated negative declaration includes a mitigation monitoring program and reporting requirements for the construction phase of the Project.

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, San Juan Bautista, CA 95045 beginning on Wednesday April 13, 2016. All written or electronic communication comments received by 5:00 P.M. on Friday May 13, 2016 will be considered by the City of San Juan Bautista. Email to: cityplanning@san-juan-bautista.ca.us

Hearing Date: The Planning Commission will conduct a public hearing for this Project on Tuesday May 3rd, 2016. 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: April 12, 2016