

CITY OF HUGHSON PLANNING DEPARTMENT
7018 PINE STREET, POST OFFICE BOX 9
HUGHSON CA 95326
(209) 883-0811

DRAFT NEGATIVE DECLARATION

The following proposed project has been reviewed pursuant to the provisions of the California Environmental Quality Act (CEQA) for the purpose of determining the likelihood of a significant adverse environmental impact occurring as a result of project completion. The Negative Declaration is tiered off of the Environmental Impact Report (EIR) prepared for the 2005 Hughson General Plan.

NAME OF PROJECT: Subdivision and Zoning Ordinance Update

DESCRIPTION OF PROJECT: The City of Hughson has proposed the Subdivision and Zoning Ordinance Update to complement the City of Hughson 2005 General Plan adopted by the City Council in December 2005. The Hughson General Plan was adopted to address the needs of Hughson to grow and develop as population increases. The General Plan identified the need to revise and update the subdivision and zoning ordinances for the City to assist in the implementation of the General Plan. The updates to both ordinances will be applicable to all areas within the city limits as well as to land within the Sphere of Influence as it is annexed into the City limits. Although growth and development are expected to occur, those changes will be consistent with the General Plan.

The Subdivision and Zoning Ordinance Update is an update required to ensure consistency with and implement the City of Hughson 2005 General Plan. The General Plan identifies the need to revise City Zoning and Subdivision Ordinance to be consistent with the General Plan.

The proposed Subdivision and Zoning Ordinances are implementation tools for the General Plan. The proposed ordinances would not change the amount or location of development from that designated in the General Plan and analyzed in the General Plan EIR, from which the Initial Study is tiered. Rather, the ordinances serve to control how development allowed under the General Plan occurs, so that the General Plan's goals and policies are achieved.

LOCATION OF PROJECT: City of Hughson and Hughson Sphere of Influence.

COUNTY ASSESSOR PARCEL NO.: Numerous

NAME OF APPLICANTS: City of Hughson

MAILING ADDRESS OF APPLICANT:

City of Hughson: 7018 Pine Street, Post Office Box 9, Hughson CA 95326, Attention, Barry Siebe, Director of Planning and Building, (209) 883-0811, FAX (209) 883-2638,

TYPE OF ENTITLEMENT SOUGHT: City Council approval of the project

EXPLANATION OF REASONS FOR THE FINDING: A finding is made that this project will not have a significant, unavoidable effect on the environment other than those identified for the General Plan and for which findings were adopted in December 2005. The Initial Study has not revealed any potentially significant impacts.

Any comments as to whether the draft negative declaration should become final or whether an EIR should be prepared for the project must be submitted within 21 days of the posting of this draft negative declaration.

Posted within the City of Hughson on:

March 13, 2007

Statement of Negative Declaration was reviewed and finally adopted on _____.

By approving Agency: _____

Signed

Notice of Determination to be sent to:

- | | | | |
|-------------------------------------|---|-------------------------------------|----------------------|
| <input type="checkbox"/> | Posting of Notice | <input checked="" type="checkbox"/> | County Clerk |
| <input type="checkbox"/> | Mailed to owners of contiguous property | <input type="checkbox"/> | State Clearing House |
| <input checked="" type="checkbox"/> | Publish notice | | |

IF THERE ARE ANY QUESTIONS OR COMMENTS, PLEASE CONTACT:

City of Hughson:

Barry Siebe	Director of Planning and Building	(209) 883-0811
NAME	TITLE	PHONE NUMBER