



Notice of Intent To Adopt A Mitigated Negative Declaration

NOTICE is hereby given that the County of Sacramento, State of California intends to adopt a Mitigated Negative Declaration for the project described below.

Title: Raj Subdivision

Control Number: PLNP2016-00356

Location: The project site is located approximately 215 feet south of Elsie Avenue and 235 feet east of Stockton Boulevard in the South Sacramento community.

APN: 115-0061-044-0000, 115-0061-004-0000 and 115-0061-005-0000

General Description: A **Community Plan Amendment and Rezone** from SC (Shopping Center) and RD-5 (Residential, 5 units/acre) to RD-7 (Residential, 7 units/acre) on approximately 4.3 acres.

A **Zoning Ordinance Amendment** to amend the Victoria Avenue Neighborhood Preservation Area (NPA) to remove two of the subject parcels from the NPA boundaries.

A **Tentative Subdivision Map** to create 30 residential lots on approximately 4.3 acres in the RD-7 zone.

A **Special Development Permit** to deviate from lot size, lot width, and yard setback requirements.

A **Design Review** to comply with the Countywide Design Guidelines.

Review:

The review period for the Mitigated Negative Declaration begins on **3/8/21** and ends on **4/8/21**. The Mitigated Negative Declaration may be reviewed at www.per.saccounty.net and at the following location:

**Sacramento County
Office of Planning and Environmental Review
827 7th Street, Room 225
Sacramento, California 95814
(916) 874-6141**

Comments regarding the Mitigated Negative Declaration should be directed to the Sacramento County Environmental Coordinator and emailed to CEQA@saccounty.net or mailed to 827 7th Street, Room 225, Sacramento, California, 95814. Failure to do so will not preclude your right to testify at a future public hearing for the proposed project. The date, time, and place of the public hearing is presently unknown. A notice providing the date, time, and place of the public hearing will be provided by the hearing body authorized to conduct the public hearing for the proposed project.