



County of Sacramento

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: Excelsior Oaks Tentative Subdivision Map

Control Number: PLNP2019-00054

Location: The project site is located on the east side of Hazel Avenue, immediately south of Placer County line at the northern terminus of Excelsior Avenue, in the Orangevale community of unincorporated Sacramento County

APN: 227-0010-002-0000

General Description: Details of Request:

1. A **Tentative Subdivision Map** to divide an existing 25.2-acre parcel, zoned AR-2 (Agricultural-Residential 2 acres) into a total of 12 new lots, varying in size from 2.00 to 2.27 acres.
2. A **Special Development Permit** to allow a reduction in street frontage from the minimum required 150 feet to 113.75 feet for lot three and 76.66 feet for lot four.
3. A **Design Review (DRS)** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).

As proposed, the project would result in substantial grading for home pads, driveways, drainage improvements, and the extension of Excelsior Road and construction of a new 42-foot-wide public road. The project would also provide a 6-foot-wide path connecting Peerless Avenue to the new roadway. The project is also expected to result in 12 new single-family homes; however, it is unclear whether those would be built concurrently or individually as custom homes. Homes would connect to public water (San Juan Water District) and have individual septic systems.

Review:

The review period for the Mitigated Negative Declaration begins on **8/21/24** and ends on **9/19/24**. The Mitigated Negative Declaration may be reviewed at <https://planning.saccounty.gov/Pages/default.aspx> and at the following location:

Sacramento County
Planning and Environmental Review Division
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.gov 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.