RECORDING REQUESTED
WHEN RECORDED MAIL TO:

COUNTY OF SACRAMENTO
PLANNING AND ENVIRONMENTAL REVIEW
827 SEVENTH STREET, ROOM 225
SACRAMENTO, CA 95814
WWW.PER.SACCOUNTY.NET

CONTACT PERSON: JULIE NEWTON
TELEPHONE: (916) 874-6141

ENDORSED
SACRAMENTO COUNTY

SEP 27 2024

DONNA ALLRED, CLERK/RECORDER
BY_____ DEPUTY

SPACE ABOVE RESERVED FOR RECORDER'S USE

NOTICE OF DETERMINATION

FILING OF NOTICE OF DETERMINATION IN COMPLIANCE WITH SECTION 21152 OF THE PUBLIC RESOURCES CODE

PROJECT TITLE: Excelsior Oaks Tentative Subdivision Map

CONTROL NUMBER: PLNP2019-00054

STATE CLEARINGHOUSE NUMBER: 2024080856

PROJECT 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

DESCRIPTION OF PROJECT: 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.

NAME OF PUBLIC AGENCY APPROVING PROJECT: **SACRAMENTO COUNTY / CEQA@SACCOUNTY.NET**

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: JTS Engineering Consultants, Inc. 1808 J Street Sacramento, CA 95811 Contact: Javed Siddiqui **Javed.siddiqui@JTSEngineering.com** (916) 441-6708

This is to advise that the County of Sacramento (Lead Agency) has approved the above described project on September 23, 2024 and has made the following determinations concerning the above described project.

1. The project **will not** have a significant effect on the environment.
2. A **Mitigated Negative Declaration was adopted** for this project pursuant to the provisions of CEQA.
3. Mitigation measures **were** made a condition of the approval of the project.
4. A mitigation monitoring and reporting program **was** adopted.
5. A statement of Overriding Considerations **was not** adopted for this project.
6. Findings **were not** made pursuant to the provisions of CEQA.
7. California State Department of Fish and Game Fees (Fish & Game Code Section 711.4)
   a. **The project is not de minimis and is, therefore, subject to the following fees:**
   i. **$2,916,75 for review of a Negative Declaration.**
   ii. **$50 for County Clerk processing fees.**

The Mitigated Negative Declaration is available to the General Public at the physical and internet addresses located above.

Julie Newton Digitally signed by Julie Newton
DN: cn=Julie Newton, o=Sacramento County, ou, email=newtonju@saccounty.net, c=US
Date: 2024.09.26 09:17:59 -07'00'

Julie Newton
Environmental Coordinator
Sacramento County, State of California

Copy To:
X County of Sacramento County Clerk, 3636 American River Drive, Suite 110, Sacramento, CA 95864
X State of California OPR, 1400 Tenth Street, Room121 Sacramento, CA 95814