

Notice of Completion

SEE NOTE BELOW

Control Number # PLNP2022-00114

SCH # _____

Mail to: PO Box 3044, Sacramento CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth street, Sacramento CA 95814

Project Title: Gay Road Rezone & Parcel Map

Lead Agency: Sacramento County

Mailing Address: 827 7th Street, Rm 225

City: Sacramento Zip: 95814

Contact Person: John Barnard

Phone: (916) 875-3035

County: Sacramento

Project Location

County: Sacramento City/Nearest Community: Cosumnes

Cross Streets: Dillar Road and Sherman Lane Zip Code: 95624

Lat. / Long.: 38° 24' 2.36" N/ 121° 15' 54.99" W

Total Acres: 19.94

Assessor's Parcel No.: 134-0333-023-0000 Section: 00 Twp: 6N Range: 6E Base: Mount Diablo

Within 2 Miles: State Highway # Hwy 16 Waterways: Cosumness River

Airports: NA Railways: BNSF Schools: Cosumnes

Document Type

CEQA: NOP

Draft EIR

NEPA: NOI

OTHER: Joint Document

Early Cons

Supplement/Subsequent EIR

EA

Final Document

Neg Dec

(Prior SCH No.) _____

Draft EIS

Other: _____

Mit Neg Dec Other: _____

FONSI

Local Action Type

General Plan Update

Specific Plan

Rezone

Annexation

General Plan Amendment

Master Plan

Prezone

Redevelopment

General Plan Element

Planned Unit Development

Use Permit

Coastal Permit

Community Plan

Site Plan

Land Division (subdivision, etc.)

Other: _____

Development Type

Residential: Units 4 Acres 19.94

Office: Sq. Ft. _____ Acres _____

Employees _____

Commercial: Sq. Ft. _____ Acres _____

Employees _____

Industrial: Sq. Ft. _____ Acres _____

Employees _____

Education: _____

Recreational: _____

Water Facilities: Type: _____ MGD: _____

Transportation: Type: _____

Mining: Mineral: _____

Power: Type: _____ MW: _____

Waste Treatment: Type: _____ MGD: _____

Hazardous Waste: Type: _____

Other: _____

Project Issues Discussed in Document

Aesthetic/Visual

Floodplain/Flooding

Schools/Universities

Water Quality

Agricultural Land

Forest Land/Fire Hazard

Septic Systems

Water Supply/Groundwater

Air Quality

Geologic/Seismic

Sewer Capacity

Wetland/Riparian

Archeological/Historical

Minerals

Soil Erosion/Compaction/Grading

Wildlife

Coastal Zone

Noise

Solid Waste

Growth Inducing

Drainage/Absorption

Population/Housing Balance

Toxic Hazardous

Land Use

Economic/Jobs

Public Services/Facilities

Traffic/Circulation

Cumulative Effects

Other: _____

Fiscal

Recreation/Parks

Vegetation

Present Land Use/Zoning/General Plan Use

Agriculture/ Agricultural 80-acre (AG-80)/Agricultural-Residential (AG-RES)

Project Description

The project proposes to rezone a 19.98-acre parcel from Agricultural 80-acre (AG-80) to Agricultural Residential 5-acre (AR-5) and subdivide the property into four new approximately 5-acre lots.

All four proposed lots would take access from Gay Road via a single private drive (see Plate IS-2). The project is conditioned to install Class C road improvements which will require the widening of Gay Road, and relocation of the roadside ditch. The project proposes a 40-foot private road and utility easement that grants access to parcels 1 and 2 with a hammer head at the end of the road that gives the fire department and residents access to parcels 3 and 4. All future lots will be served by individual groundwater wells and septic systems.

The project requests the following entitlements:

1. A Rezone request to the Board of Supervisors of a single 19.98-acre parcel to Agricultural-Residential 5-ac (AR-5) from Agricultural 80-acre (AG-80).
2. A Tentative Parcel Map to divide the single 19.98-acre parcel into four, approximately 5-acre lots.
3. A Special Development Permit to allow one or more proposed lots to be below the 5.00-acre minimum required for Agricultural-Residential 5 (AR-5) zoning district.
4. A Design Review to determine substantial compliance with the Sacramento County Countywide Design Guidelines (Design Guidelines).

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency please denote that with an "S".

- | | |
|---|---|
| <ul style="list-style-type: none"> <input type="checkbox"/> Air Resources Board <input type="checkbox"/> Boating & Waterways <input type="checkbox"/> California Highway Patrol <input type="checkbox"/> Caltrans District # _____ <input type="checkbox"/> Caltrans Division of Aeronautics <input type="checkbox"/> Caltrans Planning (Headquarters) <input type="checkbox"/> California Waste Management Board <input type="checkbox"/> Coachella Valley Mountains Conservancy <input type="checkbox"/> Coastal Commission <input type="checkbox"/> Colorado River Board <input type="checkbox"/> Conservation, Department of <input type="checkbox"/> Corrections, Department of <input type="checkbox"/> Delta Protection Commission <input type="checkbox"/> Education, Department of <input type="checkbox"/> Energy Commission <input type="checkbox"/> Fish & Game Region # _____ <input type="checkbox"/> Food & Agriculture, Department of <input type="checkbox"/> Forestry & Fire Protection <input type="checkbox"/> General Services, Department of <input type="checkbox"/> Health Services, Department of <input type="checkbox"/> Housing & Community Development <input type="checkbox"/> Integrated Waste Management Board <input type="checkbox"/> Native American Heritage Commission <input type="checkbox"/> Office of Emergency Services | <ul style="list-style-type: none"> <input type="checkbox"/> Office of Historic Preservation <input type="checkbox"/> Office of Public School Construction <input type="checkbox"/> Parks & Recreation <input type="checkbox"/> Pesticide Regulation, Department of <input type="checkbox"/> Public Utilities Commission <input type="checkbox"/> Reclamation Board <input type="checkbox"/> Regional WQCB # <u>5S (Central Valley)</u> <input type="checkbox"/> Resources Agency <input type="checkbox"/> S.F. Bay Conservation & Development Commission <input type="checkbox"/> San Gabriel & Lower L.A. Rivers and Mtns Conservancy <input type="checkbox"/> San Joaquin River Conservancy <input type="checkbox"/> Santa Monica Mountains Conservancy <input type="checkbox"/> State Lands Commission <input type="checkbox"/> SWRCB: Clean Water Grants <input type="checkbox"/> SWRCB: Water Quality <input type="checkbox"/> SWRCB: Water Rights <input type="checkbox"/> Tahoe Regional Planning Agency <input type="checkbox"/> Toxic Substances Control, Department of <input type="checkbox"/> Water Resources
 <input type="checkbox"/> Other _____ <input type="checkbox"/> Other _____ |
|---|---|

Local Public Review Period (to be filled in by lead agency)

Starting Date _____ Ending Date _____

Lead Agency (Complete if applicable)

Consulting Firm: Sacramento County
 Address: 827 7th St
 City/State/Zip: Sacramento/CA/95814
 Contact: John Barnard
 Phone: (916) 875-3035

Applicant: David Congdon
 Address: 8873 Sheldon Oaks Lane
 City/State/Zip: Elk Grove/CA/95624
 Phone: (_____) _____

Signature of Lead Agency Representative: _____

Julie Newton

Digitally signed by Julie Newton
 DN: cn=Julie Newton, o=Sacramento County,
 ou, email=newtonju@sacounty.net, c=US
 Date: 2024.10.28 16:02:10 -0700

Date: 10/28/24

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.