



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: Gay Road Rezone and Parcel Map

Control Number: PLNP2022-00114

Location: The project site is located along Gay Road on an unaddressed parcel, approximately 0.5 miles west from the intersection of Gay Road and Wilton Road in the Cosumnes community of unincorporated Sacramento County.

APN: 143-0333-023-0000

General 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-acre from Agricultural 80-acre.
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 zoning district.
4. A Design Review to determine substantial compliance with the Sacramento County Countywide Design Guidelines (Design Guidelines).

Review:

The review period for the Mitigated Negative Declaration begins on November 4, 2024, and ends on December 3, 2024. The Mitigated Negative Declaration may be reviewed at www.per.saccounty.gov 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.