



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

JUL 10 2025

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: Gay Road Rezone and Parcel Map

CONTROL NUMBER: PLNP2022-00114

STATE CLEARINGHOUSE NUMBER: 2024110072

PROJECT 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

DESCRIPTION OF PROJECT:

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. 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).

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

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: David Congdon, 8873 Sheldon Oaks Lane, Elk Grove, CA 95624. mcongdon@wfcsac.com, (916) 479-5281

This is to advise that the County of Sacramento (Lead Agency) has approved the above described project on July 8, 2025 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. **\$2,968.75 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.

Copy To:

County of Sacramento County Clerk, 3636 American River Drive, Suite 110, Sacramento, CA 95864
 State of California LCI, 1400 Tenth Street, Room121 Sacramento, CA 95814

[Original Signature on File]

Julie Newton

Environmental Coordinator

Sacramento County, State of California

ENDORSED
SACRAMENTO COUNTY

JUL 10 2012

DONNA ALLEN, COUNTY CLERK
BY: [Signature]

Copy To:

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State of California LCI, 1400 Tenth Street, Room 121 Sacramento, CA 95814