



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: Verde Cruz Townhomes

Control Number: PLNP2018-00070

Location: The project site is located at 4904 Manzanita Avenue, at the northeast corner of Manzanita Avenue and Bourbon Drive, in the Carmichael/Old Foothill Farms community of unincorporated Sacramento County.

APN: 236-0254-009

General Description: The project requests the following entitlements from the County of Sacramento:

1. A **Tentative Subdivision Map** to divide an approximately 1.75 acre parcel into 17 residential lots and one common/landscape area lot in the Residential (RD-10) Natural Streams (NS) zoning district.
2. A **Use Permit** to allow more than 10 attached single-family dwelling lots in the RD-10(NS) zoning district.
3. A **Special Development Permit** to allow the proposed project to deviate from the following development standards:
 - **Minimum Interior Lot Area** (Section 5.4.2.B, Table 5.7.A): The standard for minimum lot area in the RD-10 zoning district is 3,000 square feet. The project proposes a minimum lot size of 1,568 square feet.
 - **Minimum Interior Lot Width** (Section 5.4.2.B, Table 5.7.A): The standard for minimum interior lot width in the RD-10 zoning district is 30 feet. The project proposes a minimum interior lot width of 16.7 feet.
 - **Minimum Corner Lot Width** (Section 5.4.2.B, Table 5.7.A): The standard for minimum corner lot width in the RD-10 zoning district is 35 feet. The project proposes a minimum corner lot width of 31 feet.
 - **Public Street Frontage** (Section 5.4.2.B, Table 5.7.A): Up to two lots may be served by a private drive without meeting the public street frontage requirement. The project proposes that 17 lots be served by a private drive.
 - **Minimum Front Yard Setback** (Section 5.4.2.C, Table 5.7.C): The standard minimum front yard setback for attached single family development is 20 feet. The project as proposed provides a minimum setback of 14 feet at Parcel 11, and 17 feet at Parcel 12. All other proposed parcels meet the minimum 20 foot setback.
 - **Interior Side Yard Setback** (Section 5.4.2.C, Table 5.7.C): The standard minimum interior side yard setback for three story single family development is 10 feet. The project proposes a 7.6 foot interior side yard setback for Parcel 1, a 7.5 foot setback for Parcel 10, a 5.7 foot setback for Parcel 11, and a 3.82 foot setback for Parcel 17.
 - **Minimum Rear Yard Setback** (Section 5.4.2.C, Table 5.7.C): The standard for minimum rear yard setback is 20 percent of the parcel. Parcels 1, 2, 7, 8, 9, and 10 deviate from the minimum standard.

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 **6-16-23** and ends on **7-17-23**. The Mitigated Negative Declaration may be reviewed at www.per.saccounty.net and at the following location:

Sacramento County
Office of Planning and Environmental Review
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.net 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.