

# Notice of Completion

SEE NOTE BELOW

Control Number # PLNP2021-00290

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: Annadale Development

Lead Agency: Sacramento County

Mailing Address: 827 7<sup>th</sup> Street, Rm 225

City: Sacramento Zip: 95814

Contact Person: Josh Greetan

Phone: (916) 876-6425

County: Sacramento

## Project Location

County: Sacramento City/Nearest Community: Sacramento

Cross Streets: Annadale Ln at Edison Ave Zip Code: 95821

Lat. / Long.: 38° 38' 05" N / 121° 22' 46" W

Total Acres: 0.91

Assessor's Parcel No.: 255-0032-005-0000 Section: 40 Twp: 9N Range: 5E Base: \_\_\_\_\_

Within 2 Miles: State Highway # Interstate 80 Waterways: Arcade Creek, Chicken Ranch Slough

Airports: McClellan Airport Railways: \_\_\_\_\_ Schools: Oakdale Elementary, Dyer Kelly Elementary, Hagginwood Elementary.

## Document Type

**CEQA:**  NOP  Draft EIR  
 Early Cons  Supplement/Subsequent EIR  
 Neg Dec (Prior SCH No.) \_\_\_\_\_  
 Mit Neg Dec Other: \_\_\_\_\_

**NEPA:**  NOI  Joint Document  
 EA  Final Document  
 Draft EIS  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 10 Acres 0.91  Water Facilities: Type: \_\_\_\_\_ MGD: \_\_\_\_\_  
 Office: Sq. Ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Transportation: Type: \_\_\_\_\_  
 Commercial: Sq. Ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Mining: Mineral: \_\_\_\_\_  
 Industrial: Sq. Ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Power: Type: \_\_\_\_\_ MW: \_\_\_\_\_  
 Education: \_\_\_\_\_  Waste Treatment: Type: \_\_\_\_\_ MGD: \_\_\_\_\_  
 Recreational: \_\_\_\_\_  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  
 Fiscal  Recreation/Parks  Vegetation  Other: Greenhouse Gases, Tribal Cultural Resources, Airports

## Present Land Use/Zoning/General Plan Use

RD-20 (Multiple Family Residential)/RD-20 (Multiple Family Residential)/Medium Density Residential

## Project Description

The project consists of the following entitlement requests:

1.A Tentative Subdivision Map to divide a 0.94-acre parcel into nine residential parcels and a common lot.

NOTE: Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g., from a Notice of Preparation or previous draft document) please fill it in.

2.A Special Development Permit to A Special Development Permit to allow the proposed project to deviate from the following development standards:

- Minimum Lot Width and Public Street Frontage (Section 5.4.2.C, Table 5.7.A): Up to two lots may be served off of a private drive without meeting the public street frontage requirements. The project proposes nine lots served off of a private drive.
- Minimum Rear Yard Setback (Section 5.4.3.C, Table 5.7.C): The standard for minimum rear yard setback is 20 percent of the minimum lot depth. At 20 percent, the standard for: Parcel 1 is 12 feet, Parcels 2-7 is 18 feet, and Parcels 8-9 is 15 feet. The project as proposed provides a 14-foot setback for Parcel 1, a 15-foot setback for Parcels 2-7, and a 15-foot setback for parcels 8-9.

- Waste Enclosure Setback from Residentially Zoned Property (Section 5.4.3.C, Table 5.8.B): The standard for waste enclosure setback from residentially zoned property is 15 feet. The project as proposed provides a setback of 0 feet.

3.A Minor Use Permit to allow the proposed project to deviate from the following development standard:

- Limit on Parking Area (Section 5.9.3.F.2.f): The standard maximum percentage of land used for parking areas in the front yard is 40 percent. Parcels 3 through 6 propose 52 percent of the front yard area to be used for parking.

4.A Design Review to determine substantial compliance with the Countywide Design Guidelines.

If approved, the project would demolish the existing single-family home and accessory structures located at the southwest corner of the property and would construct eight halfplex units and one single-family home with an attached accessory dwelling unit. Other proposed physical improvements include a private access drive, landscaping, and the minor extension of existing utilities.

# 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".

- |   |   |
|---|---|
| <input type="checkbox"/> Air Resources Board                    | <input type="checkbox"/> Office of Historic Preservation                      |
| <input type="checkbox"/> Boating & Waterways                    | <input type="checkbox"/> Office of Public School Construction                 |
| <input type="checkbox"/> California Highway Patrol              | <input type="checkbox"/> Parks & Recreation                                   |
| <input type="checkbox"/> Caltrans District # _____              | <input type="checkbox"/> Pesticide Regulation, Department of                  |
| <input type="checkbox"/> Caltrans Division of Aeronautics       | <input type="checkbox"/> Public Utilities Commission                          |
| <input type="checkbox"/> Caltrans Planning (Headquarters)       | <input type="checkbox"/> Reclamation Board                                    |
| <input type="checkbox"/> California Waste Management Board      | <input type="checkbox"/> Regional WQCB # <u>5S (Central Valley)</u>           |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy | <input type="checkbox"/> Resources Agency                                     |
| <input type="checkbox"/> Coastal Commission                     | <input type="checkbox"/> S.F. Bay Conservation & Development Commission       |
| <input type="checkbox"/> Colorado River Board                   | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers and Mtns Conservancy |
| <input type="checkbox"/> Conservation, Department of            | <input type="checkbox"/> San Joaquin River Conservancy                        |
| <input type="checkbox"/> Corrections, Department of             | <input type="checkbox"/> Santa Monica Mountains Conservancy                   |
| <input type="checkbox"/> Delta Protection Commission            | <input type="checkbox"/> State Lands Commission                               |
| <input type="checkbox"/> Education, Department of               | <input type="checkbox"/> SWRCB: Clean Water Grants                            |
| <input type="checkbox"/> Energy Commission                      | <input type="checkbox"/> SWRCB: Water Quality                                 |
| <input type="checkbox"/> Fish & Game Region # _____             | <input type="checkbox"/> SWRCB: Water Rights                                  |
| <input type="checkbox"/> Food & Agriculture, Department of      | <input type="checkbox"/> Tahoe Regional Planning Agency                       |
| <input type="checkbox"/> Forestry & Fire Protection             | <input type="checkbox"/> Toxic Substances Control, Department of              |
| <input type="checkbox"/> General Services, Department of        | <input type="checkbox"/> Water Resources                                      |
| <input type="checkbox"/> Health Services, Department of         | <input type="checkbox"/> Other _____  |
| <input type="checkbox"/> Housing & Community Development        | <input type="checkbox"/> Other _____  |
| <input type="checkbox"/> Integrated Waste Management Board      |   |
| <input type="checkbox"/> Native American Heritage Commission    |   |
| <input type="checkbox"/> Office of Emergency Services           |   |

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

Starting Date \_\_\_\_\_ Ending Date \_\_\_\_\_

**Lead Agency** (Complete if applicable)

Consulting Firm: _____	Applicant: _____
Address: _____	Address: _____
City/State/Zip: _____	City/State/Zip: _____
Contact: _____	Phone: (____) _____
Phone: (____) _____	

**Signature of Lead Agency Representative:** Julie Newton **Date:** 7/3/23

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