



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: Annadale Development

Control Number: PLNP2021-00290

Location: The project site is located at 3816 Annadale Lane, on the east side of Annadale Lane, approximately 805 feet northeast of the intersection of Watt Avenue and Edison Avenue in the Arden-Arcade community of unincorporated Sacramento County.

APN: 255-0032-005-0000

General 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.
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.

Review:

The review period for the Negative Declaration begins on **7/11/23** and ends on **8/10/23**. The Mitigated Negative Declaration may be reviewed at www.per.saccounty.net and at the following location:

**Sacramento County
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.