



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

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:** Annadale Development

**CONTROL NUMBER:** PLNP2021-00290

**STATE CLEARINGHOUSE NUMBER :** 2023070184

**PROJECT 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

**DESCRIPTION OF PROJECT:** 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.

The project will 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.

**NAME OF PUBLIC AGENCY APPROVING PROJECT:** SACRAMENTO COUNTY / [CEQA@SACCOUNTY.NET](mailto:CEQA@SACCOUNTY.NET)

**NAME OF PERSON OR AGENCY CARRYING OUT PROJECT:** Hausman Architecture 2209 J Street Sacramento, CA 95816 Contact: Craig Hausman [permit@hausmanarch.com](mailto:permit@hausmanarch.com) (916) 204-8919

This is to advise that the County of Sacramento (Lead Agency ) has approved the above described project on August 28,2023 and has made the following determinations concerning the above described project.

**Copy To:**

County of Sacramento County Clerk, 600 8th Street, Room 101 Sacramento, CA 95814  
 State of California OPR, 1400 Tenth Street, Room121 Sacramento, CA 95814

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 has been found by DFG to have no effect on fish, wildlife & habitat and does not require payment of a CEQA Fee.**
    - i. **\$2,764.00 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.



**Julie Newton**  
Environmental Coordinator  
Sacramento County, State of California

**Copy To:**

X County of Sacramento County Clerk, 600 8th Street, Room 101 Sacramento, CA 95814  
X State of California OPR, 1400 Tenth Street, Room 121 Sacramento, CA 95814