



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: Maple Hill Tentative Parcel Map

Control Number: PLNP2022-00275

Location: The project site is located approximately 323 feet south of the intersection of Hazel Avenue and Maple Hill Lane, on the south side of Maple Hill Lane, in the Orangevale community.

APN: 223-0012-045-0000

General Description: The project consists of the following planning entitlement requests:

1. A **Tentative Parcel Map** to divide a 0.8-acre parcel into three lots in the RD-5 Zoning District.
2. A **Special Development Permit** to allow the proposed project to deviate from the following development standards:
 - 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. As proposed, the private drive would serve a total of nine lots.
3. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).

The project proposes three (3) lots consisting of Parcel 1 (11,675± gross; 10,067± net square feet), Parcel 2 (11,454± gross; 9,656± net square feet), and Parcel 3 (11,002± gross and net square feet) (Plate IS-4). A fire truck turnaround would be located between Parcels 1 and 2. The project proposes sharing an existing private drive with the Maple Court Commons Tentative Parcel Map (PLNP2016-0500), which was approved by the Subdivision Review Committee on June 6, 2019.

Review:

The review period for the Mitigated Negative Declaration begins on **9-7-23** and ends on **9-26-23**. 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.