



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: Hazel Ridge

Control Number: PLNP2022-00088

Location: The project site is located at 6416-6422 Hazel Avenue, approximately 1,450 feet north of the intersection with Greenback Lane, in the Orangevale community of unincorporated Sacramento County

APN: 223-0012-053-0000, 223-0012-060-0000, 223-0012-061-000

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

1. **Community Plan Amendment** of approximately 4.63 gross acres from the existing RD-5 (Residential, 5 acres) land use designation to the proposed RD-10 (Residential, 10 acres) land use designation.
2. A **Rezone** of approximately 4.63 gross acres from the existing RD-5 zoning district to the proposed RD-10 zoning district.
3. A **Tentative Subdivision Map** to divide 4.63 gross acres into 23 single-family residential lots and 12 halfplex lots, and one drainage lot, for a total of 36 lots, in the RD-10 zoning district.
4. A **Conditional Use Permit** to allow more than ten halfplex lots, for a total of 12, in the RD-10 zoning district.
5. A **Special Development Permit** to allow the proposed project to deviate from the following development standards:
 - **Minimum Corner Lot Area – Halfplex** (Section 5.4.2.B, Table 5.7.A): The minimum corner lot area for a halfplex is 3,500 square feet. As proposed, 11 of the 12 halfplex lots are less than 3,500 square feet.
 - **Minimum Interior Lot Area – Halfplex** (Section 5.4.2.B, Table 5.7.A). The minimum interior lot area for a halfplex is 3,000 square feet. As proposed, five of the halfplex interior lots are less than 3,000 square 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. As proposed, the 36-lot subdivision would be served by a private street network.
 - **Minimum Front Yard** (Section 5.4.2.C, Table 5.7.C): The minimum front yard setback is 20 feet. As proposed, all homes provide a 12.5-foot front yard setback.
 - **Minimum Rear Yard** (Section 5.4.2.C, Table 5.7.C): The minimum rear yard setback for lot depths less than or equal to 125 feet is 20 percent of the average lot depth. As proposed, the single-family dwellings and halfplex lots will not be providing the minimum rear yard requirement.

- Driveways (Section 5.9.3.F.2.e): Driveways must be a minimum of 19 feet in length. However, when a carport or garage opens onto a side street yard, the driveway length shall be a minimum of 20 feet.

6. A **Design Review** to determine substantial compliance with the Sacramento County Countywide Design Guidelines (Design Guidelines).

The applicant proposes to develop the subject site with 23 single-family residences, 12 halfplex dwelling units, and one drainage lot. The site is currently accessed from Hazel Avenue and the project proposes a private street network. A sound wall and gate with associated landscaping is proposed along the Hazel Avenue frontage. Six-foot-tall wood fencing is proposed around the perimeter of the subject site and residences. The proposed drainage lot is located in the southeast corner of the project site which will be enclosed with open fencing. The project site contains an existing 1,416 square foot, single-family residence constructed in 1950, and an accessory structure that will be demolished as part of the project. Demolition of the two structures total approximately 2,700 square-feet. There is existing water and sewer in Hazel Avenue to which the project will connect.

Review:

The review period for the Mitigated Negative Declaration begins on **3/29/24** and ends on **4/29/24**. The Mitigated Negative Declaration may be reviewed at www.per.saccounty.gov and at the following location:

**Sacramento County
Planning and Environmental Review Division
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.gov 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.