

# Notice of Completion

SEE NOTE BELOW

Control Number # PLNP2022-00088

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: Hazel Ridge

Lead Agency: Sacramento County

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

City: Sacramento Zip: 95814

Contact Person: Julie Newton

Phone: (916) 876-8502

County: Sacramento

## Project Location

County: Sacramento City/Nearest Community: Orangevale

Cross Streets: Hazel Avenue/Myhren Way Zip Code: 95662

Lat. / Long.: 38° 40' 57.07" N / -121° 13' 30.99" W

Total Acres: 4.5

Assessor's Parcel No.: 223-0012-060-0000, 223-0012-061-0000, 223-0012-053-0000 Section: 00 Twp: 10 North Range: 7 Esat Base: Mount Diablo

Within 2 Miles: State Highway # None Waterways: Linda (south) Creek

Airports: 1 Railways: \_\_\_\_\_ Schools: 6

## Document Type

CEQA:  NOP

Draft EIR

NEPA:  NOI

OTHER:  Joint Document

Early Cons

Supplement/Subsequent EIR

EA

Final Document

Neg Dec

(Prior SCH No.) \_\_\_\_\_

Draft EIS

Other: \_\_\_\_\_

Mit Neg Dec 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: Design

Review

## Development Type

Residential: Units 35 Acres 4.50

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

Cumulative Effects

Other: \_\_\_\_\_

- Economic/Jobs     
 Public Services/Facilities     
 Traffic/Circulation  
 Fiscal     
 Recreation/Parks     
 Vegetation

**Present Land Use/Zoning/General Plan Use**

Residential 5-acres (RD-5)

**Project 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 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 Design Review to determine substantial compliance with the Sacramento County Countywide Design Guidelines (Design Guidelines).
  6. 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 7,000 square feet. As proposed, all six halfplex lots are less than 7,000 square feet.
    - Minimum Corner Lot Width – Halfplex (Section 5.4.2.B, Table 5.7.A): The minimum corner lot width for a halfplex is 70 feet. As proposed, all six halfplex lots are less than 70 feet wide.
    - 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 35-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.
- The applicant proposes to develop the subject site with 23 single-family residences and 12 halfplex dwelling units. 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. The proposed project also includes a drainage lot on the southeast corner of the project site with will be enclosed with open fencing. Six-foot-tall wood fencing is proposed around the perimeter of the subject site and residences.

# 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".

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

-----

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

Starting Date 3/29/24 Ending Date 4/28/24

-----

### Lead Agency (Complete if applicable)

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

-----

Signature of Lead Agency Representative: \_\_\_\_\_ Date: 3/28/24

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