



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: 5644 Walnut Avenue Tentative Parcel Map

Control Number: PLNP2022-00298

Location: The project site is located at 5644 Walnut Avenue, on the east side of Walnut Avenue and approximately 200-feet south of Pershing Avenue, in the Orangevale community of unincorporated Sacramento County.

APN: 235-0382-022

General Description: The project requests the following entitlements from the County of Sacramento:

1. A Tentative Parcel Map to divide a 0.78-acre parcel developed with a single-family residence into four lots in the Residential 5 (RD-5) zoning district. The parcel map will result in the following parcel sizes:
 - a. Parcel 1 – 10,350 sq.ft.
 - b. Parcel 2 – 7,574.6 sq.ft.
 - c. Parcel 3 – 7,722.4 sq.ft.
 - d. Parcel 4 – 8,119.56 sq.ft.
2. A Special Development Permit to allow the proposed project to deviate from the following development standards:
 - Public Street Frontage: Up to two lots may be served by a private drive without meeting the public street frontage requirement. As proposed, 4 lots would be served by a private street network.
3. A Design Review to determine substantial compliance with the Sacramento County Countywide Design Guidelines (Design Guidelines).

Review:

The review period for the Mitigated Negative Declaration begins on **4/17/24** and ends on **5/16/23**. 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.