



RECORDING REQUESTED  
WHEN RECORDED MAIL TO:

**COUNTY OF SACRAMENTO**  
OFFICE OF PLANNING AND ENVIRONMENTAL REVIEW  
827 SEVENTH STREET, ROOM 225  
SACRAMENTO, CA 95814  
WWW.PER.SACCOUNTY.NET

CONTACT PERSON: TODD SMITH  
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:** Mutual Housing & Habitat for Humanity at 46th Street

**CONTROL NUMBER:** PLNP2020-00054

**STATE CLEARINGHOUSE NUMBER:** 2020110172

**PROJECT LOCATION:** The property is located at the southern terminus of Lang Avenue and 46th Street, approximately 0.3 miles south of 47th Avenue, in the South Sacramento community of unincorporated Sacramento County.

**APN:** 039-0011-013-0000

### DESCRIPTION OF PROJECT:

A **Tentative Subdivision Map** to divide an approximately 7.1-gross-acre, split-zoned parcel into: 18 lots for single-family residential uses on approximately 3.6 gross acres in the RD-5 zone. 2 lots for 108 affordable apartment units on approximately 3.5 gross acres in RD-20 zoning district.

A **Special Development Permit** to allow the following:

Deviation from the minimum setback required from residentially-zoned or property used for residential purposes  
Deviation from the required landscape screening north of the trash enclosure.

A **Design Review** to deviate from minimum covered parking spaces requirements and to comply with the Countywide Design Guidelines.

A **State Density Bonus** to allow for 108 affordable units and for the following incentives:

Deviation from minimum building setbacks (front, rear, and side street).  
Deviation from the required minimum parking spaces.

**NAME OF PUBLIC AGENCY APPROVING PROJECT:**

**SACRAMENTO COUNTY / [CEQA@sacounty.net](mailto:CEQA@sacounty.net)**

**NAME OF PERSON OR AGENCY CARRYING OUT PROJECT:** Mutual Housing California Sacramento Parker Evans 3321 Power Inn Road, Suite 320 Sacramento, CA 95826

This is to advise that the County of Sacramento (Lead Agency ) has approved the above described project on January 11, 2021 and has made the following determinations concerning the above described project.

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 is not de minimis and is, therefore, subject to the following fees:**
    - i. **\$2,480.25 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.

**[Original Signature on File]**

**Todd Smith**

Interim Environmental Coordinator  
Sacramento County, State of California

### Copy To:

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

Approved on 1/11/21