



RECORDING REQUESTED  
WHEN RECORDED MAIL TO:

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

CONTACT PERSON: JOELLE INMAN  
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:** Raj Subdivision

**CONTROL NUMBER:** PLNP2016-00356

**STATE CLEARINGHOUSE NUMBER:** 2021030192

**PROJECT LOCATION:** The project site is located approximately 215 feet south of Elsie Avenue and 235 feet east of Stockton Boulevard in the South Sacramento community.

**APN:** 115-0061-044-0000, 115-0061-004-0000 and 115-0061-005-0000

**DESCRIPTION OF PROJECT:** A **Community Plan Amendment and Rezone** from SC (Shopping Center) and RD-5 (Residential, 5 units/acre) to RD-7 (Residential, 7 units/acre) on approximately 4.3 acres.

A **Zoning Ordinance Amendment** to amend the Victoria Avenue Neighborhood Preservation Area (NPA) to remove two of the subject parcels from the NPA boundaries.

A **Tentative Subdivision Map** to create 30 residential lots on approximately 4.3 acres in the RD-7 zone.

A **Special Development Permit** to deviate from lot size, lot width, and yard setback requirements.

A **Design Review** to comply with the Countywide Design Guidelines.

**NAME OF PUBLIC AGENCY APPROVING PROJECT:**

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

**NAME OF PERSON OR AGENCY CARRYING OUT PROJECT:** Aras Design & Construction, Inc. 2533 Sierra Boulevard Sacramento, CA 95825 Contact: Fred Arastoo

This is to advise that the County of Sacramento (Lead Agency ) has approved the above described project on January 25, 2022 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. **\$2,280.75 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]**

**Joelle Inman**

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