

Notice of Completion

SEE NOTE BELOW

Control Number # PLNP2021-00170

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: Phan Apartment Homes at Sierra Vista Park

Lead Agency: Sacramento County
Mailing Address: 827 7th Street, Rm 225
City: Sacramento Zip: 95814

Contact Person: Josh Greetan
Phone: (916) 876-6425
County: Sacramento

Project Location

County: Sacramento City/Nearest Community: Sacramento
Cross Streets: 48th Avenue & Martin Luther King Jr Boulevard Zip Code: 95823
Lat. / Long.: 38° 30' 30" N/ 121° 27' 40" W Total Acres: 1.67
Assessor's Parcel No.: 039-0041-004-0000 Section: 32 Twp: 8N Range: 5E Base: _____
Within 2 Miles: State Highway # 99 Waterways: Morrison Creek
Airports: Sacramento Executive Airport Railways: Union Pacific Schools: Cesar Chavez Elementary, Ethel Phillips Elementary, Nicholas Elementary, Pacific Elementary, Woodbine Elementary

Document Type

CEQA: NOP Draft EIR Early Cons Supplement/Subsequent EIR Neg Dec (Prior SCH No.) _____ Mit Neg Dec Other: _____
NEPA: NOI EA Draft EIS FONSI
OTHER: Joint Document Final Document Other: _____

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: Special Development Permit

Development Type

Residential: Units 26 Acres 1.31 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
 Economic/Jobs Public Services/Facilities Traffic/Circulation Cumulative Effects
 Fiscal Recreation/Parks Vegetation Other: Cultural and Tribal Cultural Resources

Present Land Use/Zoning/General Plan Use

RD-20 (Multi-family Residential)/RD-20 (Multi-family Residential)/Medium Density Residential

Project Description

The project consists of the following planning entitlement requests:

1.A Development Plan Review for a 26-unit apartment home community in the SMUD Substation Neighborhood Preservation

NOTE: Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g., from a Notice of Preparation or previous draft document) please fill it in.

Area.

2.A Special Development Permit to allow a reduction in perimeter landscaping from the 7-foot standard to 5 feet.

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

If approved, the project would construct three two-story, multi-family buildings totaling 10,394 square feet and 26 units (reference Plate IS-2). The project would also construct approximately 21,389 square feet of asphalt paved access drives and a paved parking lot providing 54 stalls, 24 of which would be covered. Other site improvements include bike racks, trash enclosures, a playground, an outdoor common area, lighting, landscaping, sidewalks, trash enclosures, and new curb and gutter. The property will be enclosed by six-foot tall fencing and masonry walls located along the perimeter of the development. Access to the development is located at the south end of the site along 48th Avenue, and includes electronic entry/exit gates for vehicle and pedestrian traffic.

