



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: Phan Apartment Homes at Sierra Vista Park

Control Number: PLNP2021-00170

Location: The project site is located at 3945 48th Avenue, in the SMUD Substation Neighborhood Preservation Area Ordinance of the South Sacramento community of unincorporated Sacramento County

APN: 039-0041-004-0000

General 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 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. 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.

Review:

The review period for the Mitigated Negative Declaration begins on **10/18/22** and ends on **11/16/22**. The Negative Declaration may be reviewed at www.per.saccounty.net and at the following location:

Sacramento County
Office of Planning and Environmental Review
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.net 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.