



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: Howe Avenue Tentative Parcel Map (XPR) Time Extension Project

CONTROL NUMBER: PLNP2022-00024 (Reference County Control Number: PLNP 2016-00218)

STATE CLEARINGHOUSE NUMBER:

PROJECT LOCATION: The project site is located at 1420 Howe Avenue, on the east side of the intersection of Hallmark Avenue and Howe Avenue in the Arden-Arcade community.

APN: 285-0101-021 through -029

DESCRIPTION OF PROJECT:

The current project is an extension of time consisting of a six-year extension for the previously approved Tentative Parcel Map. The entitlement required are as follows:

1. **A 6-Year Time Extension** for an approved Tentative Parcel Map, Use Permit, and Design Review to divide approximately six acres consisting of nine lots into five lots and a 110 bed convalescent hospital located at 1420 Howe Ave in the Arden Arcade community.

NAME OF PUBLIC AGENCY APPROVING PROJECT:

SACRAMENTO COUNTY / CEQA@saccounty.net

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Elena Rybina *Maxvi 1 LLC* 200 Spectrum Center Drive, Suite 1450 Irvine, CA 92618 (949) 748-6285 elena@allrisecapital.com

This is to advise that the County of Sacramento (Lead Agency) has approved the above described project on February 27, 2023 and has made the following determinations concerning the above described project.

1. The project **will not** have a significant effect on the environment.
2. An **Addendum to a previously adopted Negative Declaration** was prepared 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 not** 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. **\$2,764.00 for review of a Negative Declaration.**
 - ii. **\$50 for County Clerk processing fees.**

The Addendum and the Negative Declaration is available to the General Public at the physical and internet addresses located above.

Joelle Inman
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