



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: JULIE NEWTON
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: Verde Cruz Townhomes (Verde Cruz at Manzanita Townhomes)

CONTROL NUMBER: PLNP2018-00070

STATE CLEARINGHOUSE NUMBER: 2023060487

PROJECT LOCATION: The project site is located at 4904 Manzanita Avenue, at the northeast corner of Manzanita Avenue and Bourbon Drive, in the Carmichael/Old Foothill Farms community of unincorporated Sacramento County.

APN: 236-0254-009

DESCRIPTION OF PROJECT: The project consists of the following entitlements from the County of Sacramento:

1. A **Tentative Subdivision Map** to divide an approximately 1.75-acre parcel into 17 lots and one common/landscape area lot in the Residential 10 (RD-10) zoning district and Natural Streams (NS) combining zoning district.
2. A **Use Permit** to allow more than 10 attached single-family dwelling units within the RD-10 zoning district.
3. A **Special Development Permit** to allow the proposed project to deviate from the following development standards:
 - Minimum Interior Lot Area (Section 5.4.2.B, Table 5.7.A): The standard for minimum lot area in the RD-10 zoning district is 3,000 square feet. The project proposes a minimum lot size of 1,568 square feet.
 - Minimum Corner Lot Width (Section 5.4.2.B, Table 5.7.A): The standard for minimum corner lot width in the RD-10 zoning district is 35 feet. The project proposes a minimum corner lot width of 31 feet.
 - Public Street Frontage (Section 5.4.2.B, Table 5.7.A): Up to two lots may be served by a private drive without meeting the public street frontage requirement. The project proposes 17 lots to be served by a private drive.
 - Minimum Front Yard Setback (Section 5.4.2.C, Table 5.7.C): The minimum front yard setback for attached single family development is 20 feet. The project as proposed provides a minimum setback of 14 feet at Parcel 11 and 17 feet at Parcel 12. All other proposed parcels meet the minimum 20-foot setback.
 - Interior Side Yard Setback (Section 5.4.2.C, Table 5.7.C): The minimum side yard setback for three-story single-family development is 10 feet. The project proposes a 7.6 interior side yard setback for Parcel 1, a 7.5-foot setback for Parcel 10, a 5.7-foot setback for Parcel 11, and a 3.82-foot setback for Parcel 17.
 - Minimum Rear Yard Setback (Section 5.4.2.C, Table 5.7.C): The minimum rear yard setback is 20 percent of the parcel. The project proposes a 13-foot setback for Parcels 1, 2, 7, and 8; a 7-foot setback for Parcel 9; and an 8-foot setback for Parcel 10.
4. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).

NAME OF PUBLIC AGENCY APPROVING PROJECT:

SACRAMENTO COUNTY / CEQA@saccounty.net

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: MP Brothers, 4408 Bijan Court, Fair Oaks, CA 95628 Contact: Nick Parashchak kotermack@gmail.com 916-616-9817

This is to advise that the County of Sacramento (Lead Agency) has approved the above described project on December 8, 2024 and has made the following determinations concerning the above described project.

Copy To:

- County of Sacramento County Clerk, 3636 American River Drive, Suite 110, Sacramento, CA 95864
 State of California OPR, 1400 Tenth Street, Room 121 Sacramento, CA 95814

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. **\$2,916,75 for review of a Negative Declaration.**
 - ii. **\$50 for County Clerk processing fees**

The Final Environmental Impact Report and record of project approval is available to the General Public at the physical and internet addresses located above.



Julie Newton
Environmental Coordinator
Sacramento County, State of California

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