



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: Nueva Vista Use Permit

Control Number: PLNP2019-00209

Location: The project site is located at the southwest corner of Roosevelt Avenue and 47th Street intersection in the South Sacramento community.

APN: 020-0301-002, -003, -006, -007, -007, -011, -013, and -023

General Description: The project requests the following entitlements:

- A **Use Permit** and **Minor Use Permit** to allow the expansion of an existing congregate care facility to 134 beds on approximately 3.35 acres in the RD-5, RD-15 and RD-20 zoning districts.
- A **Special Development Permit** to allow:
 1. A reduction in the minimum rear yard setback from the required 25 feet to 10 feet;
 2. The absence of required screen trees along the interior property line for an approximately 85-foot-long portion adjacent to an adjoining residential parcel.
 3. The absence of or width reductions in the required landscape islands at the ends of parking aisles;
 4. The absence of the required landscape screening along the northeast perimeter of the proposed trash enclosure; and
 5. A deviation in permitted front yard fencing type for an approximately 27-foot long portion to allow a six-foot tall concrete masonry unit (CMU) wall along Roosevelt Avenue.
- A Design Review to allow for a 14 percent reduction in vehicular parking spaces provided (from 56 required spaces to 49 spaces provided) and to comply with the Countywide Design Guidelines.

Ten new structures would be constructed on the project site and would consist of two dorms, four cottages, and support facilities such as a clinic, maintenance building, club house, community building. All new structures would be one-story in height. Outdoor amenities, such as courtyards, outdoor kitchen, and patio areas are also provided. To address drainage issues, a bio swale will be constructed. Construction is proposed to be completed over three phases. To meet Fire Protection Standards for adequate water volume and water pressure a new 8 inch line would replace the existing 4-inch underground pipeline under Roosevelt Avenue to tap into the 8-inch line at the corner of Roosevelt Avenue and 44th Street, which has adequate water volume and water pressure, approximately 660 feet west of the project site.

Review:

The review period for the Mitigated Negative Declaration begins on **6/21/24** and ends on **7/22/24**. The Mitigated Negative Declaration may be reviewed at www.per.saccounty.gov and at the following location:

**Sacramento County
Planning and Environmental Review Division
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@sacounty.gov 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.