



**ENDORSED  
SACRAMENTO COUNTY**

SEP 27 2024

DONNA ALLRED, CLERK/RECORDER  
BY *[Signature]* DEPUTY

SEP 27 2024

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:** Nueva Vista Use Permit

**CONTROL NUMBER:** PLNP2019-00209

**STATE CLEARINGHOUSE NUMBER:**2024060938

**PROJECT 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

**DESCRIPTION OF PROJECT:** The project requests the following entitlements:

1. 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.
2. A Special Development Permit to allow:
  - a) A reduction in the minimum rear yard setback from the required 25 feet to 10 feet;
  - b) The absence of required screen trees along the interior property line for an approximately 85-foot-long portion adjacent to an adjoining residential parcel.
  - c) The absence of or width reductions in the required landscape islands at the ends of parking aisles;
  - d) The absence of the required landscape screening along the northeast perimeter of the proposed trash enclosure; and
  - e) 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.
3. 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.

**NAME OF PUBLIC AGENCY APPROVING PROJECT:**

**SACRAMENTO COUNTY / [CEQA@SACCOUNTY.NET](mailto:CEQA@SACCOUNTY.NET)**

**NAME OF PERSON OR AGENCY CARRYING OUT PROJECT:** PZSE Structural Engineers Attn: Cameon Krotine  
1478 Stone Dr., Ste 190 Roseville, CA 95661 [ckrotine@pzse.com](mailto:ckrotine@pzse.com) 916-961-3960

This is to advise that the County of Sacramento (Lead Agency ) has approved the above described project on September 23, 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, Room121 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 Mitigated Negative Declaration is available to the General Public at the physical and internet addresses located above.

**Julie  
Newton**

Digitally signed by Julie Newton  
DN: cn=Julie Newton, o=Sacramento  
County, ou,  
email=newtonju@sacounty.net,  
c=US  
Date: 2024.09.26 09:09:15 -07'00'

**Julie Newton**  
Environmental Coordinator  
Sacramento County, State of California

**Copy To:**

X County of Sacramento County Clerk, 3636 American River Drive, Suite 110, Sacramento, CA 95864  
X State of California OPR, 1400 Tenth Street, Room121 Sacramento, CA 95814