

# Notice of Completion

SEE NOTE BELOW

Control Number # PLNP2022-00174

SCH # \_\_\_\_\_

Mail to: PO Box 3044, Sacramento CA 95812-3044 (916) 445-0613  
For Hand Delivery/Street Address: 1400 Tenth street, Sacramento CA 95814

## Project Title: Yeshi Arden Apartments

Lead Agency: Sacramento County

Mailing Address: 827 7<sup>th</sup> Street, Rm 225

City: Sacramento Zip: 95814

Contact Person: Julie Newton

Phone: (916) 876-8502

County: Sacramento

## Project Location

County: Sacramento City/Nearest Community: Sacramento

Cross Streets: Cleo Way and Red Robin Lane Zip Code: 95821

Lat. / Long.: 38° 56' 38" N/ 121° 25' 10" W

Total Acres: 1.9

Assessor's Parcel No.: 266-0261-008-0000, 266-0261-009-0000, 266-0253-001-0000, & 266-0284-001-0000 Section: \_\_\_\_\_

Twp: 9N Range: 5E Base: 27

Within 2 Miles: State Highway # Interstate Business 80 Waterways: Arcade Creek, Chicken Ranch Slough, Strong Ranch Slough

Airports: McClellan Airfield Railways: N/A Schools: Hagginwood Elem., Northwood Elem., Dyer Kelly Elem., Highlands Community Charter, Howe Ave. Elem., Cottage Elem.

## Document Type

- CEQA:**  NOP  Draft EIR  Early Cons  Supplement/Subsequent EIR  Neg Dec (Prior SCH No.) \_\_\_\_\_  Mit Neg Dec Other: \_\_\_\_\_
- NEPA:**  NOI  EA  Draft EIS  FONSI
- OTHER:**  Joint Document  Final Document  Other: \_\_\_\_\_

## Local Action Type

- General Plan Update  Specific Plan  Rezone  Annexation
- General Plan Amendment  Master Plan  Prezone  Redevelopment
- General Plan Element  Planned Unit Development  Use Permit  Coastal Permit
- Community Plan  Site Plan  Land Division (subdivision, etc.)  Other: \_\_\_\_\_

## Development Type

- Residential: Units 39 Acres 1.9  Water Facilities: Type: \_\_\_\_\_ MGD: \_\_\_\_\_
- Office: Sq. Ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Transportation: Type: \_\_\_\_\_
- Commercial: Sq. Ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Mining: Mineral: \_\_\_\_\_
- Industrial: Sq. Ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Power: Type: \_\_\_\_\_ MW: \_\_\_\_\_
- Education: \_\_\_\_\_  Waste Treatment: Type: \_\_\_\_\_ MGD: \_\_\_\_\_
- Recreational: \_\_\_\_\_  Hazardous Waste: Type: \_\_\_\_\_
- Other: \_\_\_\_\_

## Project Issues Discussed in Document

- Aesthetic/Visual  Floodplain/Flooding  Schools/Universities  Water Quality
- Agricultural Land  Forest Land/Fire Hazard  Septic Systems  Water Supply/Groundwater
- Air Quality  Geologic/Seismic  Sewer Capacity  Wetland/Riparian
- Archeological/Historical  Minerals  Soil Erosion/Compaction/Grading  Wildlife
- Coastal Zone  Noise  Solid Waste  Growth Inducing
- Other: GHGs  Land Use  Cumulative Effects

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Drainage/Absorption | <input type="checkbox"/> Population/Housing Balance | <input checked="" type="checkbox"/> Toxic Hazardous     |
| <input type="checkbox"/> Economic/Jobs       | <input type="checkbox"/> Public Services/Facilities | <input checked="" type="checkbox"/> Traffic/Circulation |
| <input type="checkbox"/> Fiscal              | <input type="checkbox"/> Recreation/Parks           | <input checked="" type="checkbox"/> Vegetation          |

**Present Land Use/Zoning/General Plan Use**

County: BP (Business Professional Office)/BP (Business Professional Office)/Medium Density Residential

**Project Description**

The project consists of the following requests:

1.A Conditional Use Permit to allow a multifamily residential development within the Business Professional (BP) Zoning District.

2.A Special Development Permit to allow the proposed project to deviate from the following development standards:

- Frontage Landscape Planter (Section 5.2.4.B.2.a): The standard for frontage landscape planters in the BP zoning district is 25 feet. The project as proposed provides a 10-foot, 7-inch frontage planter.
- Frontage Planter Tree Spacing (Section 5.2.4.B.2.a). The standard is trees spaced 30 feet on center between four and ten feet from the back of walk. The project as proposed provides a maximum spacing of 40 feet on center varying between four and 9 feet from the back of walk.
- Minimum Interior Side Setbacks: Section 5.4.3.C, Table 5.8.B: The standard for interior side yard setbacks for three story buildings is 20 feet. The project as proposed provides a 12.5-foot side yard setback on the west and 11 feet on the east.
- Setback from Existing Single Family Residential (Section 5.4.3.C, Table 5.8.B). The standard setback from existing single-family residential for two story buildings is 50 feet and for three story buildings is 75 feet. The project as proposed provides a minimum setback of 12 feet for the two-story building, and 11'4" for three story buildings from existing single family residential.

3.A Design Review to determine substantial compliance with the Sacramento County Countywide Design Guidelines (Design Guidelines).

If approved, the project would result in the construction of three three-story buildings and one two-story building which would provide a total of 39 multi-family dwelling units. Parking onsite would consist of 80 parking stalls. Other planned community amenities include a community garden area, outdoor, covered patios and a children’s playground. The project proposes to extend Cleo Way to the north approximately 105 feet, where it would end as a circular turnaround with a private access road. A 25-foot-wide private access drive would extend from the end of Cleo Way providing access to the rest of the development.

# Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".  
If you have already sent your document to the agency please denote that with an "S".

- |   |   |
|---|---|
| <input type="checkbox"/> Air Resources Board                    | <input type="checkbox"/> Office of Historic Preservation                      |
| <input type="checkbox"/> Boating & Waterways                    | <input type="checkbox"/> Office of Public School Construction                 |
| <input type="checkbox"/> California Highway Patrol              | <input type="checkbox"/> Parks & Recreation                                   |
| <input type="checkbox"/> Caltrans District # _____              | <input type="checkbox"/> Pesticide Regulation, Department of                  |
| <input type="checkbox"/> Caltrans Division of Aeronautics       | <input type="checkbox"/> Public Utilities Commission                          |
| <input type="checkbox"/> Caltrans Planning (Headquarters)       | <input type="checkbox"/> Reclamation Board                                    |
| <input type="checkbox"/> California Waste Management Board      | <input type="checkbox"/> Regional WQCB # <u>5S (Central Valley)</u>           |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy | <input type="checkbox"/> Resources Agency                                     |
| <input type="checkbox"/> Coastal Commission                     | <input type="checkbox"/> S.F. Bay Conservation & Development Commission       |
| <input type="checkbox"/> Colorado River Board                   | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers and Mtns Conservancy |
| <input type="checkbox"/> Conservation, Department of            | <input type="checkbox"/> San Joaquin River Conservancy                        |
| <input type="checkbox"/> Corrections, Department of             | <input type="checkbox"/> Santa Monica Mountains Conservancy                   |
| <input type="checkbox"/> Delta Protection Commission            | <input type="checkbox"/> State Lands Commission                               |
| <input type="checkbox"/> Education, Department of               | <input type="checkbox"/> SWRCB: Clean Water Grants                            |
| <input type="checkbox"/> Energy Commission                      | <input type="checkbox"/> SWRCB: Water Quality                                 |
| <input type="checkbox"/> Fish & Game Region # _____             | <input type="checkbox"/> SWRCB: Water Rights                                  |
| <input type="checkbox"/> Food & Agriculture, Department of      | <input type="checkbox"/> Tahoe Regional Planning Agency                       |
| <input type="checkbox"/> Forestry & Fire Protection             | <input type="checkbox"/> Toxic Substances Control, Department of              |
| <input type="checkbox"/> General Services, Department of        | <input type="checkbox"/> Water Resources                                      |
| <input type="checkbox"/> Health Services, Department of         | <input type="checkbox"/> Other _____  |
| <input type="checkbox"/> Housing & Community Development        | <input type="checkbox"/> Other _____  |
| <input type="checkbox"/> Integrated Waste Management Board      |   |
| <input type="checkbox"/> Native American Heritage Commission    |   |
| <input type="checkbox"/> Office of Emergency Services           |   |

**Local Public Review Period** (to be filled in by lead agency)

Starting Date \_\_\_\_\_ Ending Date \_\_\_\_\_

**Lead Agency** (Complete if applicable)

Consulting Firm: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City/State/Zip: \_\_\_\_\_  
 Contact: \_\_\_\_\_  
 Phone: (\_\_\_\_\_) \_\_\_\_\_

Applicant: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City/State/Zip: \_\_\_\_\_  
 Phone: (\_\_\_\_\_) \_\_\_\_\_

**Signature of Lead Agency Representative:** Julie Newton **Date:** 10/15/24

Digitally signed by Julie Newton  
 DN: cn=Julie Newton, o=Sacramento  
 County, ou,  
 email=newtonju@saccounty.net.ca.us  
 Date: 2024.10.15 08:38:24 -07'00'

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.