



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: Yeshi Arden Apartments

Control Number: PLNP2022-00174

Location: The project site is located along Cleo Way, approximately 1,900 feet northwest of the intersection of Darwin Street and El Camino Avenue, in the Arden-Arcade community. The western two parcels are located in the city of Sacramento and the eastern two parcels are located in unincorporated Sacramento County.

APN: 266-0261-008-0000, 266-0261-009-0000, 266-0253-001-0000, & 266-0284-001-0000

General 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.

Review:

The review period for the Mitigated Negative Declaration begins on **10/16/24** and ends on **11/14/24**. 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@saccounty.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.