



ENDORSED
SACRAMENTO COUNTY

SEP 26 2025

FLORENCE EVANS, CLERK/RECORDER
BY [Signature] DEPUTY

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: Yeshi Arden Apartments

CONTROL NUMBER: PLNP2022-00174

STATE CLEARINGHOUSE NUMBER: 2024100686

PROJECT 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

DESCRIPTION OF PROJECT: 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).

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.

NAME OF PUBLIC AGENCY APPROVING
PROJECT:

SACRAMENTO COUNTY / CEQA@saccounty.net

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Yeshi Holdings LLC, P.O. Box 660458
Sacramento, CA 95866, (916)307-2197, yeshi_llc@yahoo.com

This is to advise that the County of Sacramento (Lead Agency) has approved the above described project on 9/22/2025 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 LCI, 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 Wildlife Fees (Fish & Game Code Section 711.4)
 - a. The project is not de minimis and is, therefore, subject to the following fees:
 - i. **\$2,968.75** 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: 2025.09.23 15:02:18 -07'00'

Julie Newton
Environmental Coordinator
Sacramento County, State of California

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