



RECORDING REQUESTED
WHEN RECORDED MAIL TO:

COUNTY OF SACRAMENTO
COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
DIVISION OF ENVIRONMENTAL REVIEW AND ASSESSMENT
827 SEVENTH STREET, ROOM 220
SACRAMENTO, CA 95814

CONTACT PERSON: CATHERINE HACK
TELEPHONE: (916) 874-7914

SPACE ABOVE RESERVED FOR RECORDER'S USE

NOTICE OF DETERMINATION

SUBJECT:

Filing of Notice of Determination in compliance with SECTION 21108 or 21152 of the Public Resources Code

PROJECT TITLE:

FAIR OAKS BOULEVARD CORRIDOR PLAN

CONTROL NUMBER:

PLNP2008-GPB-ZOB-00147

STATE CLEARINGHOUSE NUMBER (IF SUBMITTED):

2009042112

PROJECT LOCATION:

The Fair Oaks Boulevard Corridor Plan area is centrally located in the northern portion of Sacramento County in the Carmichael community and is within a developed area completely within both the Urban Services Boundary and Urban Policy Area. The Plan area encompasses commercial and contiguous residential parcels generally along a 3-mile stretch of Fair Oaks Boulevard between Oak Avenue to the south and Marshall Avenue to the east and also along Manzanita Avenue between Fair Oaks Boulevard to the south and to Winding Way to the north.

APN:

Various

DESCRIPTION OF PROJECT:

The project, as approved, consists of the following:

1. A **General Plan Amendment** to change the General Plan designation from Commercial Offices (356.22 acres), Low Density Residential (195.29 acres), Medium Density Residential (88.11 acres), and High Density Residential (52.18 acres) to Neighborhood Transit Oriented Development. (It is anticipated that the new General Plan designation will be Mixed-Use Corridor as defined in the General Plan Update).
2. A **General Plan Amendment** to create a "Smart Growth Street" General Plan designation.
3. A **General Plan Amendment** to change the General Plan roadway designation from Arterial to "Smart Growth Street," for Fair Oaks Boulevard from just north of Oak Avenue north to Marconi Avenue; for Fair Oaks Boulevard from Manzanita Avenue east to Marshall Avenue; and for Manzanita Avenue from Cypress Avenue to Bourbon Drive.
4. A **General Plan Amendment** to change the General Plan roadway designation from Thoroughfare to "Smart Growth Street," for Fair Oaks Boulevard from Marconi Avenue north to Cypress Avenue.
5. A **Zoning Ordinance Amendment** to create a FOBCP Special Planning Area (SPA) ordinance that would identify mandatory requirements (policies, development standards, land use tables and design guidelines) to guide all development proposals for properties located within the Main Street District.
6. A **Zoning Ordinance Amendment** to amend Section 110-30.6 and delete Section 110-84.3 of the Zoning Code relating to the Fair Oaks Boulevard Corridor Planning Area and introduce new provisions to identify restricted uses within the East Fair Oaks Boulevard, Manzanita and South Gateway District areas.

NAME OF PUBLIC AGENCY APPROVING PROJECT:

Sacramento County

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT:

Sacramento County
Community Planning and Development Department, Planning Division
Attn: Tricia Stevens

This is to advise that the County of Sacramento (Lead Agency) has approved the above described project on October 26, 2011 and has made the following determinations concerning the above described project.

1. The project **will** have a significant effect on the environment.
2. A **Final Environmental Impact Report** was certified as adequate and complete on **September 14, 2011**.
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** adopted for this project.
6. Findings **were** made pursuant to the provisions of CEQA.
7. California State Department of Fish and Game Code §711.4
 - i. **"\$2,839.25 for review of an Environmental Impact Report."**
 - ii. **"\$26 for County Clerk processing fees."**

[Original Signature on File]

Catherine Hack

ENVIRONMENTAL COORDINATOR OF
SACRAMENTO COUNTY, STATE OF CALIFORNIA

Copy To:

- County of Sacramento County Clerk, 600 8th Street, Room 101 Sacramento, CA 95814
 State of California OPR, 1400 Tenth Street, Room 121 Sacramento, CA 95814