

City of  
**SACRAMENTO**

**NOTICE OF EXEMPTION**

**ENDORSED**  
SACRAMENTO COUNTY

SEP 25 2020

DONNA ALLRED, CLERK/RECORDER  
BY Donna Allred DEPUTY

TO: X County Clerk  
County of Sacramento

X Office of Planning and Research  
1400 10th Street, Room 121  
Sacramento, CA 95814

FROM: City of Sacramento  
Community Development Department,  
Planning Division  
300 Richards Boulevard, 3rd Floor  
Sacramento, CA 95811

**ACTIVITY/PROJECT TITLE:** The Boulevard (P17-031)

**ACTIVITY/PROJECT LOCATION:** 2070 Fair Oaks Boulevard, Sacramento CA 95825; APNs: (295-0020-007-0000)

**CITY:** Sacramento

**COUNTY:** Sacramento

**DESCRIPTION OF ACTIVITY/PROJECT:** This project consists of a request to construct a new commercial mixed-use development with retail and office space at the southwest corner of Fair Oaks Boulevard and Howe Avenue, on 3.12 acres in the Neighborhood Commercial (C-1-R-PUD) zone and within the Campus Commons Planned Unit Development. The project proposes approximately 29,000 square feet of retail space and 18,000 square feet of office space in two buildings. The retail/office building is proposed at the northeast portion of the site, with the other two single-story retail building to the southwest. The project requires a PUD Guidelines Amendment for new driveways and signage, Site Plan Design Review with deviations for rear setbacks and height, and a Tree Permit to remove two City trees.

**NAME OF PUBLIC AGENCY APPROVING ACTIVITY/PROJECT:** City of Sacramento

**NAME OF PERSON/AGENCY CARRYING OUT ACTIVITY/PROJECT:** Eric Gonsalves, c/o Petrovich Development, 825 K Street, 2nd Floor, Sacramento, CA 95814; Ph: (209) 480-0585; Email: [EGonsalves@petrovichdevelopment.com](mailto:EGonsalves@petrovichdevelopment.com).

**THE CITY OF SACRAMENTO FINDS THAT THE ACTIVITY/PROJECT IS EXEMPT.**

Exempt Status: (Check One)

- The project qualifies as infill development ([Section 15332])
- Activity has no potential for causing a significant effect on the environment [Section 15061(b)(3)]
- Statutory Exemption [Section 21080(b)(8)]
- Ministerial Exemption [Section 15268]
- Declared Emergency Exemption [Section 15269(a)]
- Emergency Project [Section 15269(b) and (c)]
- Categorical Exemption-State Class and Section Number(s)

**REASONS WHY ACTIVITY/PROJECT IS EXEMPT:** The Community Development Department, Environmental Planning Division has reviewed this project and determined that it is exempt from the provisions of CEQA under Class 32, Section Number 15332. Class 32 consists of projects characterized as in-fill development meeting the conditions described in this section, (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered, rare or threatened species.(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.(e) The site can be adequately served by all required utilities and public services.

**CONTACT PERSON:** Ron Bess, Associate Planner  
[Rbess@cityofsacramento.org](mailto:Rbess@cityofsacramento.org)

**TELEPHONE:** (916) 808-8272

**SIGNED:** 

**DATED:** September 24, 2020