



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: Pointe Fair Oaks Apartments

Control Number: PLNP2019-00321

Location: The project site is located at the southwest corner of the Fair Oaks Boulevard and Sunrise Boulevard intersection, bounded by Howard Street to the south, Sunrise Boulevard to the east and commercial and residential parcels to the west, in the Fair Oaks community.

APN: 244-0220-026

General Description: A **Development Plan Review** to allow 26 apartment units in four two-story structures on approximately 1.36 acres in the commercial district subarea of the Fair Oaks Village SPA

A **Special Development Permit** to allow:

A reduction in the minimum side street yard setback (Sunrise Boulevard) from 25 feet required to 2 feet proposed;
A reduction in the minimum multifamily detached open space requirement of 30 percent required to 26 percent proposed;

A reduction in the minimum trash enclosure setback from a public street (Howard Street) of 31 feet required to 14 feet proposed;

Deviation from the required 8-foot-wide landscape planter with street trees along the project site's frontage and setback areas on Fair Oaks Boulevard, Sunrise Boulevard, and Howard Street;

A **Design Review** to comply with the Countywide Design Guidelines.

The project will improve Howard Street along its frontage and will increase the pavement width in the area from Villa Court to the project to 18 feet.

Review:

The review period for the Mitigated Negative Declaration begins on **2/17/21** and ends on **3/19/21**. The Mitigated Negative Declaration may be reviewed at www.per.saccounty.net and at the following location:

**Sacramento County
Office of Planning and Environmental Review
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.net 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.