



RECORDING REQUESTED
WHEN RECORDED MAIL TO:

COUNTY OF SACRAMENTO
OFFICE OF PLANNING AND ENVIRONMENTAL REVIEW
827 SEVENTH STREET, ROOM 225
SACRAMENTO, CA 95814
WWW.PER.SACCOUNTY.NET

CONTACT PERSON: JOELLE INMAN
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: Pointe Fair Oaks Apartments

CONTROL NUMBER: PLNP2019-00321

STATE CLEARINGHOUSE NUMBER: 2021020314

PROJECT 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

DESCRIPTION OF PROJECT: 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

NAME OF PUBLIC AGENCY APPROVING PROJECT:

SACRAMENTO COUNTY / CEQA@saccounty.net

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: GRA Architecture Michael Buschow 205 23rd Street, Suite 130 Sacramento, CA 95816

This is to advise that the County of Sacramento (Lead Agency) has approved the above described project on June 28, 2021 and has made the following determinations concerning the above described project.

1. The project **will** 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 Game Fees (Fish & Game Code Section 711.4)
 - a. **The project is not de minimis and is, therefore, subject to the following fees:**
 - i. **\$2,480.25 for review of a Negative Declaration.**
 - ii. **\$50 for County Clerk processing fees**

The Final Mitigated Negative Declaration is available to the General Public at the physical and internet addresses located above.

[Original Signature on File]

Joelle Inman

Environmental Coordinator

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, Room121 Sacramento, CA 95814