



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: CARMICHAEL PROMENADE

CONTROL NUMBER: PLNP2020-00055

STATE CLEARINGHOUSE NUMBER:

PROJECT LOCATION: The project site is located in the Marshall-Fair Oaks Special Planning Area (SPA) at the northwest corner of Marshall Avenue And Fair Oaks Boulevard in the Carmichael/Old Foothill Farms Community.

APN: 245-0240-008, -009, -014, -026, and -028

DESCRIPTION OF PROJECT: The project consists of and includes the following entitlements:

1. A Tentative Subdivision Map to divide approximately 6.5 acres into 46 single-family residential lots and 12 common area lots in the Marshall-Fair Oaks SPA.
2. A Special Development Permit to allow the proposed project to deviate from the following development standards:
 - Minimum Lot Area (Section 5.4.2.B, Table 5.7.A): The minimum lot area for a detached single-family residential interior lot (RD-10 zone) is 4,000 square feet and a corner lot is 5,200 square feet. Of the 46 lots, 36 are proposed to be less than the minimum lot area requirement.
 - Minimum Lot Width (Section 5.4.2.B, Table 5.7.A): The minimum lot width for a detached single-family residential interior lot width (RD-10) is 40 feet and a corner lot with is 52 feet. Of the 46 lots, 24 are proposed to be less than the minimum lot width requirement.
 - Public Street Frontage (Section 5.4.2.B, Table 5.7.A): Up to two lots may be served by a private drive without meeting the public street frontage requirement. As proposed, the 46-lot subdivision would be served by a private street network.
 - Front Yard Setback (Section 5.4.2.C, Table 5.7.B): The minimum front yard setback for detached single-family residential units is 20 feet. The proposed project is requesting a minimum front yard setback of 10 feet for all lots.
3. A Design Review to comply with the Sacramento County Countywide Design Guidelines.

NAME OF PUBLIC AGENCY APPROVING PROJECT: SACRAMENTO COUNTY / CEQA@saccounty.net

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Towne Development Of Sacramento, Inc., 11060 White Rock Road, Suite 150, Rancho Cordova, Ca 95670, Contact: Jeffrey M. Pemstein

This is to advise that the County of Sacramento (Lead Agency) has approved the above described project on May 24, 2021 and has made the following determinations concerning the above described project.

1. The project **will not** have a significant effect on the environment.
2. An **Addendum to a previously adopted and certified Environmental Impact Report (EIR) was prepared and certified** 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 **were** adopted for the previously adopted EIR.
6. Findings **were** made pursuant to the provisions of CEQA for the previously adopted EIR.
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. **\$3,445.25 for review of an Addendum to an EIR**
 - ii. **\$50 for County Clerk processing fees**

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

The Addendum and Environmental Impact Report, and record of project approval 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

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