



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: FLORIN VINEYARDS I & II

CONTROL NUMBER: PLNP2015-00052

STATE CLEARINGHOUSE NUMBER: 2005082045

PROJECT LOCATION: The project site is located at 6855 Gardner Avenue, west of South Watt Avenue and northeast of Gardner Avenue, near the intersection of South Watt Avenue and Florin Road, in the Florin Vineyard Community Plan area, in the South Sacramento community.

APN: 064-0071-045, 064-0072-003, 014 (portion), 024 and 040, 064-0080-043

DESCRIPTION OF PROJECT:

1. A South Sacramento Community Plan Amendment to change the existing land use designation for the subject property from 64.4± acres of Residential Density 3-5 (RD 3-5) and 12.0± acres of Residential Density 5-7 (RD 5-7) to 43.5± acres of RD 3-5 and 32.9± acres of RD 5-7.
2. A Florin Vineyard Community Plan Amendment to change the existing land use designation for the subject property from 64.4± acres of RD 3-5 and 12.0± acres of RD 5-7 to 43.5± acres of RD 3-5 and 32.9± acres of RD 5-7.
3. A Zoning Ordinance Amendment to remove parcels 064-0071-045 and 064-0072-003, -014, -024, -040 from Ordinance SZC-2011-0008 and modify conditions for offsite parcel 064-0080-043-0000.
4. A Rezone to change the existing zoning designation for the subject property from the 74.5± acres of Agriculture-10 (A-10) and 1.9± of Light Industrial (M-1) to the 14.9± acres of Residential Density 4 (RD -4), 23.9± acres of Residential Density 5 (RD-5), 33± acres of Residential Density 7 (RD-7), and 4.6± acres of Recreation (O) Land Use Zones for a total of 76.4± acres.
5. A Large Lot Tentative Subdivision Map to subdivide 80.4± acres into 18 large lots.
6. A Small Lot Tentative Subdivision Map to subdivide 76.4± gross acres into 285 single family residential lots, one park lot, four open space lots (drainage ditch), two drainage lots, one detention basin lot, two landscape lots, and one "edge" lot. Note: Included on the map are requests for the abandonment of easements and public right of way.
7. An Exception to Sacramento County Improvement Standards Section 4 and 10 as required by Title 22 of County Code.
8. A Design Review to comply with the Sacramento Countywide Design Guidelines (Design Guidelines) and the Florin Vineyard Community Plan Design Guidelines.

NAME OF PUBLIC AGENCY APPROVING PROJECT: SACRAMENTO COUNTY / CEQA@SACCOUNTY.NET

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Evergreen Communities, 1200 Melody Ln, Suite 110, Roseville, CA 95678

This is to advise that the County of Sacramento (Lead Agency) has approved the above described project on March 9, 2021 and has made the following determinations concerning the above described project.

1. The project **will** have a significant effect on the environment.
2. An **Addendum to a previously adopted Environmental Impact Report was prepared and certified** or 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** adopted for the previously certified Environmental Impact Report.
6. Findings **were** made pursuant to the provisions of CEQA for the previously certified Environmental Impact Report.
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. **\$3,168.00 for review of an Environmental Impact Report**
 - 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, Room 121 Sacramento, CA 95814

The Addendum, Final 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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