



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: TOKAY CROSSING SUBDIVISION

CONTROL NUMBER: PLNP2017-00238

STATE CLEARINGHOUSE NUMBER: 2005082045

PROJECT LOCATION: The project site is located south of Tokay Lane and approximately 750 feet east of South Watt Avenue in the Vineyard Community.

APN: 064-0032-004, -005, & 064-0064-009, -010.

DESCRIPTION OF PROJECT:

1. A **Florin Vineyard Community Plan Amendment** to change the existing land use designation for a 5.2± acre portion of the subject parcels from Residential Density 3-5 (RD 3-5) to Residential Density 5-7 (RD 5-7), and to allow a modified FVCP Parkway II Street Section with a 15-foot landscape corridor and a masonry wall where a 20-foot landscape corridor with homes fronting the street would otherwise be required.
2. A **Rezone** to change the existing zoning designation for the subject parcels from 40.9± acres of Industrial Reserve (IR) to 17.9± acres of Residential Density 5 (RD-5) and 18.1± acres of Residential Density 7 (RD-7), and 4.9± acres of Recreation (O).
3. A **Tentative Subdivision Map** to subdivide 40.9± gross acres into 193 single-family residential lots, one park lot, one detention basin lot, and six landscape lots.
4. An **Exception** to Sacramento County Improvement Standards Section 4 as required by Title 22 of County Code.
5. A **Design Review** to demonstrate compliance with the *Sacramento Countywide Design Guidelines* (Countywide Design Guidelines) and the *Florin Vineyard Community Plan Design Guidelines* (FVCP Design Guidelines).

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

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Tokay 40, LLC, 7700 College Town Drive, #201, Sacramento, CA 95826

This is to advise that the County of Sacramento (Lead Agency) has approved the above described project on February 9, 2022 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**

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

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