



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: CASELMAN NORTHWEST**

**CONTROL NUMBER: PLNP2019-00308**

**STATE CLEARINGHOUSE NUMBER: 2005082045**

**PROJECT LOCATION:** The project site is located at 8595 Caselman Road. The property is located 3,500 feet west of the intersection of Caselman Road and Elk Grove Florin Road in the Vineyard community.

**APN:** 115-0091-057-0000.

**DESCRIPTION OF PROJECT:**

The project includes the following entitlements:

1. A General Plan Amendment to amend the land use designation from 17.9 acres of Agricultural-Residential (AG-RES) to 17.9 acres of Low Density Residential (LDR).
2. A Florin Vineyard Community Plan Amendment to amend the land use designations from 17.9 acres of Agricultural-Residential 1-2 (A1-2) to 17.9 acres of Residential Density 3-5 (RD 3-5).
3. A Rezone to amend the land use designation from 17.9 acres of Agriculture-10 (A-10) to 17.9 acres of Residential Density 5 (RD-5).
4. A Tentative Subdivision Map to divide a 17.9 acre property into 66 single-family lots, one detention basin lot, landscape lot, and one channel lot in the RD-5 zone. The Tentative Subdivision Map includes the abandonment of several onsite portions of right-of-way and irrevocable offers of dedication (IOD) including:
  - a. The onsite portion of an existing 40-foot wide right-of-way (5 RM 13) traveling north-south along the western edge of the property to be abandoned;
  - b. The onsite portion of an existing 20-foot wide right-of-way (5 RM 13) at the southern edge of Lot A on the Tentative Subdivision Map and proposed Caselman Road to be abandoned;
  - c. The onsite portion of an existing 30-foot wide I.O.D. (690128 O.R. 582) at the southern edge of Lot A on the Tentative Subdivision Map and proposed Caselman Road to be abandoned; and,
  - d. The onsite portion of an existing 54-foot wide I.O.D. (690506 O.R. 340) traveling north-south through the eastern portion of the property to be abandoned.
5. An Exception to Title 22 of County Code to allow the subdivision map to be constructed with only one point of access where two points of access are otherwise required.
6. A Design Review to determine substantial compliance with the Sacramento County Countywide Design Guidelines (Design Guidelines) and the Florin Vineyard Community Plan (FVCP) design guidelines.

If approved, the Tentative Subdivision Map proposes to divide an approximately 17.9-acre site into 66 single-family residential lots, a 4.9-acre detention basin and weir, and a 1.2-acre drainage channel lot along the northern boundary line. Additional improvements include four local residential streets, onsite pedestrian and bicycle facilities, landscaping, and minor extension of existing public and private utilities.

**NAME OF PUBLIC AGENCY APPROVING PROJECT:** SACRAMENTO COUNTY / [CEQA@saccounty.net](mailto:CEQA@saccounty.net)

**NAME OF PERSON OR AGENCY CARRYING OUT PROJECT:** Caselman 20, 7700 College Town Drive, Suite 201, Sacramento, CA 95826

This is to advise that the County of Sacramento (Lead Agency ) has approved the above described project on May 25, 2022 and has made the following determinations concerning the above described project.

**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

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

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