



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: Champion Oaks at Florin Vineyard

CONTROL NUMBER: PLNP2020-00092

STATE CLEARINGHOUSE NUMBER: 2005082045

PROJECT LOCATION: The project site is located approximately 695 feet north of the intersection of Gerber Road and Elk Grove Florin Road, on the east side of Elk Grove Florin Road, in the Vineyard Community.

APN: 065-0080-109, 065-0080-110

DESCRIPTION OF PROJECT: The project consists of the following entitlement requests:

1. A **Tentative Subdivision Map** to divide two parcels totaling 42.58 gross acres into 216 residential parcels in the RD-5 and RD-20 zoning districts.
2. A **Special Development Permit** to allow the proposed project to deviate from the following development standards:

In the RD-5 Zoning District:

- Minimum Net Lot Area (Section 5.4.2.B, Table 5.7.A)
- Minimum Net Corner Lot Area (Section 5.4.2.B, Table 5.7.A)
- Minimum Lot Width (Section 5.4.2.B, Table 5.7.A)
- Minimum Rear Yard Setback (Section 5.4.2.B, Table 5.7.C)

In the RD-20 Zoning District:

- Maximum number of lots in the RD-20 zoning district to be served by a private drive (Section 5.4.2.B, Table 5.7.A, Footnote 8)
- Minimum front yard setback (Section 5.4.2.B, Table 5.7.C)
- Minimum interior side yard setback (Section 5.4.2.B, Table 5.7.C)
- Minimum rear yard setback. (Section 5.4.2.B, Table 5.7.C)

3. A **Design Review** to determine substantial compliance with the Florin Vineyard Community Plan Design Guidelines and the *Sacramento County Countywide Design Guidelines* (Design Guidelines).

NAME OF PUBLIC AGENCY APPROVING PROJECT:

SACRAMENTO COUNTY /
CEQA@saccounty.net

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: The True Life Companies, 110 Blue Ravine Road, Suite 209, Folsom, CA 95630.

This is to advise that the County of Sacramento (Lead Agency) has approved the above described project on October 24, 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 **Final Environmental Impact Report** was previously certified as adequate and complete, pursuant to the provisions of CEQA, on December 15, 2010. An **addendum to the Final EIR** was prepared for the Champion Oaks at Florin Vineyard project
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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