



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:

GERBER CREEK UNIT 3

CONTROL NUMBER:

PLNP2021-00150

STATE CLEARINGHOUSE NUMBER:

2005082045

PROJECT LOCATION:

The project site is located approximately a quarter mile north of the intersection of Elk-Grove Florin Rd and Gerber Rd on the west side of Elk Grove-Florin Rd in the South Sacramento Community.

APN:

065-0070-022 and -059

DESCRIPTION OF PROJECT:

The Gerber Creek Unit 3 subdivision includes a request for a Community Plan Amendment and a Rezone. The Community Plan Amendment will adjust the boundaries of the existing Residential 3-5 (RD 3-5) and Residential 5-7 (RD 5-7) land use designations within the project site to reflect the proposed tentative subdivision map. The Rezone will establish residential zoning consistent with the requested Community Plan designations by changing the existing land use zone from 20.7-acres of Agricultural-10 (A-10) to 15-acres of Residential Density 5 (RD-5) and 5.7-acres of Residential Density 7 (RD-7). The applicant is also requesting a Tentative Subdivision Map to divide an approximately 20.7-acre site into 60 single-family lots, one park lot, one detention basin lot, and one landscape lot. The Tentative Subdivision Map also includes the abandonment of a number of easements and portions of right-of-way. The applicant also proposes several deviations to setbacks, lot width, and lot area standards, and therefore is requesting a Special Development Permit. Lastly, the project includes a Design Review to demonstrate compliance with the Countywide Design Guidelines and Florin Vineyard Community Plan (FVCP) Design Guidelines.

NAME OF PUBLIC AGENCY APPROVING PROJECT:

SACRAMENTO COUNTY / CEQA@saccounty.net

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT:

Lennar, 1025 Creekside Ridge Drive, Suite 240, Roseville, CA 95678 (916) 746-8520

This is to advise that the County of Sacramento (Lead Agency) has approved the above described project on December 13, 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** 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 **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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