



RECORDING REQUESTED
WHEN RECORDED MAIL TO:

COUNTY OF SACRAMENTO
PLANNING AND ENVIRONMENTAL REVIEW
827 SEVENTH STREET, ROOM 225
SACRAMENTO, CA 95814
WWW.PER.SACCOUNTY.NET

CONTACT PERSON: JULIE NEWTON
TELEPHONE: (916) 874-6141

SPACE ABOVE RESERVED FOR RECORDER'S USE
PLEASE MAIL BACK TO 01-225

NOTICE OF DETERMINATION

FILING OF NOTICE OF DETERMINATION IN COMPLIANCE WITH SECTION 21152 OF THE PUBLIC RESOURCES CODE

PROJECT TITLE: Antelope North Road Subdivision

CONTROL NUMBER: PLNP2022-00047

STATE CLEARINGHOUSE NUMBER: 2005042004

PROJECT LOCATION: The property is located within the Central Subarea of the East Antelope Specific Plan area at the north corner of the existing intersection of Poker Lane and Antelope Road.

APN: 203-0260-064

DESCRIPTION OF PROJECT: The current proposal, PLNP2022-00047, includes the following entitlement requests:

1. A **General Plan Amendment** to reconfigure the Low Density Residential (LDR) and Medium Density Residential (MDR) land use designation boundaries with no change in the overall acreage of each land use designation.
2. An **East Antelope Specific Plan Amendment** to reconfigure the Residential 7 (RD-7), Residential 20 (RD-20), and Open Space (O) land use designation boundaries with no change in the overall acreage of each land use designation.
3. A **Rezone** to reconfigure the Residential 7 (RD-7), Residential 20 (RD-20), and Open Space (O) zoning district boundaries with no change in the overall acreage of each zoning district.
4. A **Large Lot Tentative Parcel Map** to divide the existing 40.5-acre parcel into two large-lot parcels for purposes of phasing and financing.
5. A **Small Lot Tentative Subdivision Map** to divide an existing 40.5-acre parcel into 171 single-family residential lots, a 5.1-acre multi-family residential lot, one 7.3-acre open space lot, two landscape frontage lots, and one remainder lot. The Tentative Subdivision Map includes the abandonment of several onsite portions of easements including:
 - a. Storm drainage easement per 790406 or 1463 (portion) affecting lots 171-174, C Street, Lot C
 - b. SMUD easement per 791004 or 929 affecting lots 55-56, 66-67, 90-100, B Street, Lot B
 - c. Roadway easement per 1724 or 290 & 4039 or 223 affecting lots 52-53, Lot B
6. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).

**NAME OF PUBLIC AGENCY APPROVING
PROJECT:**

SACRAMENTO COUNTY / CEQA@sacounty.net

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Antelope East 40 LLC 401 Watt Ave. Ste. 4
Sacramento CA, 95664 Sgidaro@gidarogroup.com 916-929-2900

This is to advise that the County of Sacramento (Lead Agency) has approved the above described project on March 12, 2024 and has made the following determinations concerning the above described project.

Copy To:

County of Sacramento County Clerk, 3636 American River Drive, Suite 110, Sacramento, CA 95864
 State of California OPR, 1400 Tenth Street, Room121 Sacramento, CA 95814

1. The project **will** have a significant effect on the environment.
2. A prior **Environmental Impact Report was prepared and certified** for this project pursuant to the provisions of CEQA (Enertcom General Plan Amendment Community Plan (Specific Plan) Amendment, Zoning Ordinance Amendments, Rezone, Tentative Subdivision Map, Special Development Permit, Exception, Abandonment and Affordable Housing Plan, SCH number 2005042004).
3. An addendum to the previously certified EIR was prepared and concluded the prior EIR sufficiently analyzes and addresses potential environmental impacts from the project, and the project will not trigger any of the criteria requiring additional CEQA review pursuant to CEQA Guidelines Section 15162. The project will not result in new significant impacts or a substantial increase in the severity of the significant environmental impacts identified in the Entercom EIR.
4. Mitigation measures and standard project requirements from the prior EIR **were** made a condition of the approval of the project; no new project-specific mitigation measures are required.
5. A Mitigation Monitoring and Reporting Program that **was** adopted for this project.
6. The previous statement of overriding considerations **was** reaffirmed and adopted for this project by Sacramento County.
7. Findings **were** made pursuant to the provisions of CEQA Guidelines 15091.
8. California State Department of Fish and Game Fees (Fish & Game Code Section 711.4)
 - a. **The project is not de minimis. CDFW filing fees have been previously paid at the time of certification of the prior EIR. A copy of the NOD and CDFW receipt are attached.**

The Final Environmental Impact Report, addendum and record of project approval is available to the General Public at the physical and internet addresses located above.

Julie Newton
Environmental Coordinator
Sacramento County, State of California

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