



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

ENDORSED
SACRAMENTO COUNTY

OCT 05 2023

DONNA ALLRED, CLERK/RECORDER
BY _____ DEPUTY

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: Residences of Murieta Hills West - Extension of Time

CONTROL NUMBER: PLNP2022-00285 (Reference County Control Number: 2001-0069)

STATE CLEARINGHOUSE NUMBER: 2002022045

PROJECT LOCATION: The subject parcels are located at 6307 Stonehouse Road, on the east side of Stonehouse Road approximately 1520 feet north of Escuela Drive, within the Rancho Murieta Planned Development (PD) Ordinance area, in the unincorporated Cosumnes Community of Sacramento County.

APN: 073-0190-106

DESCRIPTION OF PROJECT: The previously approved project, 2001-0069, included the following entitlement requests:

1. A **Rezone** for 59.9 acres from Agricultural (A-2) to Residential (RD-3)(37 acres) and Recreation (O)(22.9 acres),
2. An **Amendment** to the Rancho Murieta PD Ordinance (77-PD-10) to reconfigure the circulation pattern and reconfigure the open space areas as shown on the approved master plan. (Note: The overall density is not increased from that shown on the Rancho Murieta Master Plan).
3. A **Vesting Tentative Subdivision Map** (01-RZB-ZOB-SVB-AHS-0069) to divide approximately 59.9 acres into 99 residential lots, four open space lots, one landscape lot, one television tower lot, and one private road lot in the RD-3 (PD) Zone (37 acres) and O (PD) Zone (22.9 acres).
4. An **Affordable Housing Plan** that consisted of the payment of in-lieu and affordability fees.

The Murieta Hills West Vesting Tentative Subdivision Map (VTSM) (2001-0069) was originally approved for a five-year time extension with an expiration date of February 27, 2023 (PLNP2017-00151). On November 1, 2017, Planning staff made a substantial compliance determination to allow minor changes to the subdivision including circulation and lotting pattern changes. On February 27, 2018, the Board approved an amendment to County Code to allow a hearing body to grant a discretionary extension of an approved tentative map for up to six years. Because of this action, the Residences of Murieta Hills West VTSM is eligible for an additional one-year time extension. Approval of the one-year time extension would result in a new expiration date of February 27, 2024.

The current proposal, PLNP2022-000285, includes the following entitlement request:

1. A **Time Extension** pursuant to Sections 22.20.090 and 22.20.095 of the Sacramento County Code to extend, by one year, the expiration date of a VTSM, known as the Murieta Hills West subdivision (2001-00069 and PLNP2017-00151), which involves the division of the approximately 59.9 acre site into 99 single family lots in the RD-3(PD) zone, in addition to four open space lots, one landscape plot, one television tower lot, and one private road lot, in the Cosumnes Community.

NAME OF PUBLIC AGENCY APPROVING PROJECT:

SACRAMENTO COUNTY / CEQA@SACCOUNTY.NET

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: River Canyon Properties, LLC, PO Box 1280, Rancho Murieta, CA 95683 John Sullivan wineprosully@gmail.com (916) 807-4360

This is to advise that the County of Sacramento (Lead Agency) has approved the above described project on 9-28-23 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, Room121 Sacramento, CA 95814

1. The project **will not** have a significant effect on the environment.
2. An Addendum to an Environmental Impact Report 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 this project.
6. Findings **were** made pursuant to the provisions of CEQA.
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. **\$3,539.25 for review of an Environmental Impact Report**
 - ii. **\$50 for County Clerk processing fees.**

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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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