



RECORDING REQUESTED
WHEN RECORDED MAIL TO:

COUNTY OF SACRAMENTO
DEPARTMENT OF ENVIRONMENTAL
REVIEW AND ASSESSMENT
827 SEVENTH STREET, ROOM 220
SACRAMENTO, CA 95814

CONTACT PERSON: JOYCE HORIZUMI
TELEPHONE: (916) 874-7914

SPACE ABOVE RESERVED FOR RECORDER'S USE

NOTICE OF DETERMINATION

SUBJECT:

Filing of Notice of Determination in compliance with SECTION 21108 or 21152 of the Public Resources Code

PROJECT TITLE:

MORVAI SOUTH(WITHIN NORTH VINEYARD STATION SPECIFIC PLAN) REZONE, VESTING TENTATIVE SUBDIVISION MAP, SPECIAL DEVELOPMENT PERMIT AND AFFORDABLE HOUSING PLAN

CONTROL NUMBER:

04-RZB-SPP-SVB-AHS-0869

STATE CLEARINGHOUSE NUMBER (IF SUBMITTED): 2005102078

PROJECT LOCATION:

The property is located approximately 1,100 feet south of Florin Road and approximately 2,600 feet west of Bradshaw Road, in the Vineyard community

APN:

066-0070-050

DESCRIPTION OF PROJECT:

A **Rezone** of approximately 13.4 gross acres from AG-20 agricultural to RD-5 residential.
A **Vesting Tentative Subdivision Map** to divide the property into 70 single-family lots, five (5) landscape corridor lots, and a park site dedication of 0.1 net acres which is intended as an addition to the adjoining park site.
A **Special Development Permit** to a) reduce the minimum single-family interior lot area from 5,200 square feet to 4,800 square feet. b) reduce the minimum single-family lot depth from 95 feet to 90 feet, c) reduce the minimum single-family lot width from 52 feet to 50 feet, d) reduce the minimum 15-foot front yard setback for porches and living areas to 12.5 feet, and e) a density bonus of three (3) lots pursuant to the Affordable Housing Ordinance/Plan.
An **Exception** from the 95-foot minimum lot depth standard of the Land Development Ordinance (Title 22).
An **Affordable Housing Plan** consisting of on-site construction of affordable dwellings (single family in this case) integrated throughout the project.

NAME OF PUBLIC AGENCY APPROVING PROJECT:

Sacramento County

NAME, ADDRESS AND PHONE NUMBER OF PERSON OR AGENCY CARRYING OUT PROJECT:

Parkland Homes, Inc.

This is to advise that the County of Sacramento (Lead Agency) has approved the above described project on January 31, 2007 and has made the following determinations concerning the above described project.

1. The project **will not** have a significant effect on the environment.
2. A **Mitigated Negative Declaration** was certified as adequate and complete on **January 31, 2007**.
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 not** adopted for this project.
6. Findings **were not** made pursuant to the provisions of CEQA.
7. California State Department of Fish and Game Fees (AB 3158)
 - a. **The project is not de minimis and is, therefore, subject to the following fees:**
 - i. **\$1,800 for review of a Negative Declaration.**
 - ii. **\$23 for County Fish and Game program processing fees.**

Joyce Horizumi

ENVIRONMENTAL COORDINATOR OF
SACRAMENTO COUNTY, STATE OF CALIFORNIA

Copy To:

_____County of Sacramento County Clerk, 600 8th Street, Room 101 Sacramento, CA 95814