



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

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## NOTICE OF DETERMINATION

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

**PROJECT TITLE:** Southeast Watt Tentative Map Extension #2

**CONTROL NUMBER:** PLNP2024-00168

**STATE CLEARINGHOUSE NUMBER:**

**PROJECT LOCATION:** The project is located at 6803 Watt Avenue and 6950 Hedge Avenue, in the Vineyard Community of unincorporated Sacramento County.

**APN:** 064-0080-001; 064-0080-002; and 064-0080-040

**DESCRIPTION OF PROJECT:** The previously approved project, Southeast Watt Rezone (PLNP2014-00199) included the following entitlements:

1. A Rezone from 30.1± acres of M-1 (Light Industrial) and 31.0± acres of IR (Industrial Reserve) to 25.7± acres of RD-7 (Residential Density 7), 25.8± acres of RD-5 (Residential Density 5), and 9.6± acres of O (Open Space/Recreation).
2. A Tentative Subdivision Map to divide 61.1± acres into 299 single family residential lots, one park lot, one drainage lot, two open space lots, and five landscape lots.
3. A Special Development Permit to allow reductions in lot area, lot width, lot depth, and setbacks for RD-7 zoned parcels.
4. **Design Review** to comply with the Countywide Design Guidelines.
5. **Abandonment** of various easements, as shown on the Tentative Map.

A second approved project, Southeast Watt Time Extension (2019-00186), extended the approved map expiration date by five years.

The applicant requests 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 Tentative Subdivision Map known as the Southeast Watt subdivision (PLNP2014-00199), which involves the division of 57.45 acres into 280 lots in the Vineyard Community.

**NAME OF PUBLIC AGENCY APPROVING PROJECT:**

**SACRAMENTO COUNTY / [CEQA@sacounty.gov](mailto:CEQA@sacounty.gov)**

**NAME OF PERSON OR AGENCY CARRYING OUT PROJECT:** Macakcy & Soms Civil Engineers, Inc. 1025 Creekside Ridge Drive, Suite 150 Roseville, CA 95678 Eric Crow (916) 773-1189 ecrow@mcse.com

This is to advise that the County of Sacramento (Lead Agency ) has approved the above described project on March 10, 2025 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. An **Addendum to a previously certified Environmental Impact Report (insert prior EIR title)** was prepared for this project pursuant to the provisions of CEQA.
2. The **previously certified EIR and addendum** sufficiently analyze and address 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 **previously certified EIR**.
3. Mitigation measures from the previously certified EIR **were** made a condition of the approval of the project; no new project-specific mitigation measures are required.
4. The previous statement of overriding considerations **was** reaffirmed and adopted for this project by Sacramento County.
5. Findings **were** made pursuant to the provisions of CEQA Guidelines 15091.
6. California State Department of Fish and Game Fees (Fish & Game Code Section 711.4)
  - i. **Ca Fish and Game Fees were previously paid with the prior project.**

The Mitigated Negative Declaration and Addendum are 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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