



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

ENDORSED:

JUN 07 2007

CRAIG A. KRAMER, CLERK-RECORDER
By *[Signature]*
DEPUTY

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:

GENERAL PLAN AMENDMENTS RELATED TO IMPLEMENTATION OF THE ELVERTA SPECIFIC PLAN

CONTROL NUMBER:

99-SFB-GPB-CZB-AHS-0351 & 00-RZB-SDP-0442

STATE CLEARINGHOUSE NUMBER (IF SUBMITTED):

2000092026

PROJECT LOCATION:

The project is located both north and south of Elverta Road, approximately 1.5 miles west of Watt Avenue, in the Rio Linda/Elverta community planning area. It is generally bounded by the Sacramento/Placer County line to the north, U Street to the south, Gibson Ranch to the east, and 9th Street and west of Palladay Road to the west.

APN:

Numerous

DESCRIPTION OF PROJECT:

The project proposes adoption of the Elverta Specific Plan and related land use entitlements that will guide the development of 1,744± acres of land located in north-central Sacramento County in a comprehensive and coordinated manner. The requested land use entitlements for the overall project include adoption of a General Plan Amendment, Community Plan Amendment, Rezone, Zoning Ordinance Amendment, Specific Plan, Public Facilities Financing Plan, Affordable Housing Plan, and Tentative Subdivision Map known as Countryside Equestrian Estates. The proposed Specific Plan includes 380.3 acres of urban residential uses and 551.8 acres of agricultural-residential uses with a total holding capacity of up to 4,950 units; 15.0 acres of commercial uses; 4.4 acres of office/professional uses; 20.2 acres of school uses; 73.3 acres of park uses; 18.4 acres (former landfill site) to be designated as open space; and 191.9 acres to be used for drainageways, detention facilities, trails, powerline corridor and major roads.

On May 30, 2007, the Sacramento County Board of Supervisors approved only the General Plan Amendment portion of the project. The remainder of the project will be considered by the Board of Supervisors in a future public hearing(s).

The project, as approved to date, consists of the following:

1. **General Plan Amendment** to change the Land Use Diagram for the 1,744± acre Elverta Specific Plan area from Agricultural-Residential and Urban Development Area to Agricultural-Residential (550± acres), Low Density Residential (1,137± acres), Medium Density Residential (38± acres) and Commercial and Office (19± acres) land use designations (see Exhibits C-1 and C-2).

2. **General Plan Amendment** to change the Transportation Diagram (see Exhibit C-3) to:
 - A. *Remove the following designations:*
 - Kasser Road, within the Elverta Specific Plan boundaries, as a post-2010 arterial facility.
 - The extension of Dry Creek Road, north of Elverta Road to the Sacramento-Placer County line, as a pre-2010 arterial facility.
 - Dry Creek Road, from Loop Road north to Elverta Road, as a pre-2010 arterial facility.
 - B. *Add the following designations:*
 - "Realigned" extension of 16th Street, from Elverta Road to U Street, as a pre-2010 arterial facility.
 - Segment of the proposed on-site internal Loop Road, from Elverta Road southeast to 16th Street, as a pre-2010 arterial facility.

Governor's Office of Planning & Research

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STATE CLEARINGHOUSE

3. **General Plan Amendment.** Change the Sacramento City/County 2010 Bikeway Master Plan (see Exhibits C-4 and C-5) to:

A. *Add a proposed on-street bikeway designation for the following segments:*

- Internal on-site Loop Road.
- Dry Creek Road extension, from the Loop Road to U Street.
- Realigned segment of 16th Street from Elverta Road to U Street.
- Most easterly north/south street in the future agricultural-residential development adjacent to Gibson Ranch (from the drainage channel north to the northeast end of the site into Gibson Ranch).

B. *Add a proposed off-street bikeway designation for the following segment:*

- Along the proposed drainage channels, except where the drainage channel enters into Gibson Ranch.

NAME OF PUBLIC AGENCY APPROVING PROJECT:

Sacramento County Board of Supervisors

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT:

Elverta Specific Plan Property Owners Group c/o The Hodgson Company

This is to advise that the County of Sacramento (Lead Agency) has approved the above described project on May 30, 2007 and has made the following determinations concerning the above described project.

1. The project **will** have a significant effect on the environment.
2. A **Final Environmental Impact Report** was certified as adequate and complete on **May 30, 2007**.
3. Mitigation measures **were not** made a condition of the approval of the project.
4. A mitigation monitoring and reporting program **was not** 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 Code §711.4

The project has been found to:

- a. Be subject to the following fees
 - i. **\$2500 for review of an Environmental Impact Report.**
 - 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
State of California OPR, 1400 Tenth Street, Room 121 Sacramento, CA 95814