



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 HORIZUM
TELEPHONE: (916) 874-7914

ENDORSED:

AUG 10 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:

ELVERTA SPECIFIC PLAN AND RELATED REZONING APPROVALS

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 880.3 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 Amendments portion of the project and certified the Final Environmental Impact Report. The Board of Supervisors considered the remainder of the project on August 8, 2007, and approved all remaining portions of the project except the Countryside Equestrian Estates Tentative Subdivision Map on that date. The Countryside Equestrian Estates Tentative Subdivision Map will be considered by the Board of Supervisors in a future public hearing(s).

The project, as approved on August 8, 2007, consists of the following:

1. **Community Plan Amendment** for the Elverta Specific Plan area from Urban Development Area and Agricultural-Residential to "Elverta Specific Plan No. ___".
2. **Community Plan Amendment** to amend Policy LU-6 of the Rio Linda Elverta Community Plan to allow consideration of more than one multi-family site within the Specific Plan area.
3. **Adoption of a Specific Plan** for the Elverta Specific Plan area, which includes a land use plan describing permitted land uses and residential densities within the planning area, and a text describing the guiding principles, policies, development standards, and design guidelines applicable to the planning area. The proposed residential holding capacity for the entire Specific Plan area is a total of 4,950 dwelling units.
4. **Adoption of a Public Facilities Financing Plan** for the Elverta Specific Plan area, which includes a Capital Improvement Program and Financing Plan that: (1) identifies public facilities and infrastructure improvements required to support the proposed land uses; (2) defines proposed methods of financing required public facilities and infrastructure; and (3) provides a description of infrastructure phasing. Separate actions will be necessary to establish assessment districts, fee programs and/or other financing programs.
5. **Rezone** for 1,160.6 acres of the 1,744-acre Elverta Specific Plan area from AR-1 and AR-5 to AR-1, RD-2, RD-5, RD-7, RD-20, SC and BP. The total holding capacity for the 1,160.6-acre portion of the site to be rezoned is 3,108 dwelling units. The total holding capacity for the entire Specific Plan area is 4,950 dwelling units.

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STATE CLEARINGHOUSE

6. **Zoning Ordinance Amend.** ment to codify development standards contained in the land use section of the Elverta Specific Plan for use in instances where development regulations deviate from the County Zoning Ordinance.
7. **Affordable Housing Plan** for the Elverta Specific Plan area that includes land dedication, the payment of fees and construction of affordable units. Implementation of the proposed AHP may ultimately exceed the total holding capacity described in the Specific Plan due to State and local density bonus provisions for affordable housing. It will not be possible to identify the exact number of additional units over 4,950 that may be realized until subdivision requests actually occur in the Plan area, but it is likely that no more than 133 additional units would be realized throughout the overall Plan area.

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) (The Board) has approved the above described entitlements for the project on August 8, 2007. However, the Board did not recertify the EIR previously certified on May 30, 2007 for these subsequent approvals. Rather, the Board considered these subsequent approvals in the context of the review provisions of Public Resources Code, § 21166 and CEQA Guidelines, § 15162-15164 and determined no additional review was necessary for these subsequent entitlements. The Board determined that none of the criteria set forth in Public Resources Code § 21166 that would trigger the preparation of a subsequent or supplemental review document are present with these subsequent entitlements. Therefore, the Board found the May 30, 2007-certified EIR adequately addressed all of the impacts associated with these subsequent entitlements for the project and no new CEQA analysis is necessary.

The Board 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** for the project was previously certified as adequate and complete on **May 30, 2007** and an NOD was published on June 7, 2007 that memorialized the certification of the EIR and approval of the General Plan Amendments for the project.
3. Mitigation measures **were** made conditions of approval of the project in the form of rezoning conditions adopted on August 8, 2007 along with the above-listed project entitlements.
4. A mitigation monitoring and reporting program **was** adopted on August 8, 2007.
5. A statement of Overriding Considerations **was** adopted for this project on May 30, 2007.
6. Findings **were** made pursuant to the provisions of CEQA on May 30, 2007.
7. California State Department of Fish and Game Code §711.4

The project was found on May 30, 2007 to be subject to the following fees (Both of these fees were paid upon the filing of the June 7, 2007 NOD for the GPAs, and therefore do not need to be paid again for these subsequent approvals):

- i. **\$2,500 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