



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: JOELLE INMAN  
TELEPHONE: (916) 874-6141

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:** Silver Springs Lot P Time Extension (XSP)

**CONTROL NUMBER:** PLNP2022-00151 Reference County Control Number: PLNP2014-00119

**STATE CLEARINGHOUSE NUMBER** 2015032069:

**PROJECT LOCATION:** The property is located northwest of Calvine Road and Excelsior Road intersection, in the Vineyard Community.

**APN:** 122-0110-019-0000

**DESCRIPTION OF PROJECT:** The previously approved project, PLNP2014-00119, included the following entitlement requests:

1. A **Community Plan Amendment** to change the land use designations on the Vineyard Community Plan from AR-2 to AR-1 for the 91.5 acre site.
2. A **Zoning Ordinance Amendment** to change the land use designation from AR-2 to AR-1 on the Vineyard Springs land use map contained in Vineyard Springs Comprehensive Plan, Title VI, Chapter 6, Article 1 of the Zoning Code (Ordinance No. SZC 2000-0030) for the 91.5 acre site.
3. Amendment to the **Vineyard Springs Comprehensive Plan** to change the individual property allocation for the Lot P site to include up to 57 dwelling units.
4. A **Rezone** to change the zoning of the site from AR-2 to AR-1.
5. A **Zoning Agreement Amendment** to the agreement adopted in 1991 by Resolution No. 91- 1615 for the original Silver Springs development; specifically, deleting Conditions 17 through 22 that restrict use of the 91.5 acre site to open space and require the protection of all site.
6. A **Tentative Subdivision Map** to divide the 91.5 acre site into 57 single-family lots totaling 31.0 acres; one 50.5 acre parcel proposed as a "Wetland Preserve;" five landscape corridor lots totaling 3.4 acres; one trail corridor lot totaling 0.7 acre; and 5.9 acres of roadways (Calvine Road and Excelsior Road) in the proposed AR-1 zone.
7. A **Special Development Permit** to deviate from the Sacramento County Zoning Code Standards for the Tentative Subdivision Map by:
  - a. Redistributing the overall density from the northerly 51.2 acres of the project site (the wetland preserve and trail corridor) to the southerly 34.4 acres of the project site.
  - b. Reducing the minimum net lot area to no less than 20,000 square feet.
  - c. Amending the Vineyard Springs Comprehensive Plan street sections for arterial streets (Excelsior Road), including deletion of the sound wall adjacent to the wetland preserve and possible inclusion of a multi-use trail in lieu of a meandering sidewalk.
  - d. Amending the Vineyard Springs Comprehensive Plan street sections for neighborhood streets (project internal streets and entries into project).
8. A **Design Review** to comply with the Countywide Design Guidelines.

The current proposal, PLNP2022-00115, includes the following entitlement request:

1. A **Time Extension** pursuant to Section to Sections 22.20.090 and 22.20.095 of the Sacramento County Code to extend, by six years, the expiration date of a Tentative Subdivision Map, known as the Silver Springs Lot P subdivision (Control No. PLNP2014-00119), which involves the division of 91.5 acres into 48 single-

family residential parcels, one wetland preserve parcel, five landscape parcels, one open space parcel, and one trail corridor parcel in the Vineyard Community.

The Silver Springs Lot P subdivision was originally approved for a three-year time period, expiring on April 21, 2021. However, the Silver Springs Lot P Tentative Subdivision Map was eligible for an 18-month statutory time extension pursuant to Assembly Bill (AB) 1561 resulting in a current expiration date of October 21, 2022. Approval of the six-year time extension would result in a new expiration date of October 21, 2028.

**NAME OF PUBLIC AGENCY APPROVING PROJECT:** SACRAMENTO COUNTY / [CEQA@SACCOUNTY.NET](mailto:CEQA@SACCOUNTY.NET)

**NAME OF PERSON OR AGENCY CARRYING OUT PROJECT:** Silver Springs, LLC c/o AKT Development Corporation 7700 College Town Drive, Suite 101 Sacramento, CA 95826 Contact Angelo Christie (916) 383-2500

This is to advise that the County of Sacramento (Lead Agency ) has approved the above described project on March 15, 2023 and has made the following determinations concerning the above described project.

1. The project **will not** have a significant effect on the environment.
2. An **Addendum to the Final Environmental Impact Report was prepared and certified** 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 not** 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. **\$3,835.25 for review of an Environmental Impact Report**
    - ii. **\$50 for County Clerk processing fees.**

The Final Environmental Impact Report and record of project approval or the Negative Declaration is available to the General Public at the physical and internet addresses located above.

  
**Joelle Inman**  
Environmental Coordinator  
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