



RECORDING REQUESTED  
WHEN RECORDED MAIL TO:

**COUNTY OF SACRAMENTO**  
PLANNING AND ENVIRONMENTAL REVIEW  
827 SEVENTH STREET, ROOM 225  
SACRAMENTO, CA 95814  
WWW.PLANNING.SACCOUNTY.GOV

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:** Morvai South (East Portion)

**CONTROL NUMBER:** PLNP2024-00065

**STATE CLEARINGHOUSE NUMBER:** 96032057

**PROJECT LOCATION:** The subject parcel is located approximately 1,150 feet south of Florin Road and approximately 1,850 feet west of Bradshaw Road in the unincorporated Vineyard Community of Sacramento County

**APN:** 066-0070-049-0000

**DESCRIPTION OF PROJECT:** The applicant proposes a Vesting Tentative Subdivision Map to create 102 single-family residential parcels ranging in size from 5,775 square-feet to 6,300 square-feet, one landscape lot along the frontage of proposed 4th Street, and one 1.71-acre park site parcel. The project will require minor extension of existing utilities and roadways to connect to the new subdivision. The developer will dedicate the park site land to the Southgate Recreation and Park District (SRPD) where SRPD will build the park. All of the runoff from the proposed improvements would be conveyed through two underground storm drain systems that flow to Ruby Port Way and connect to the existing 48-inch mainline which outlets to Basin E26.

The project requests the following entitlements:

1. A Vesting Tentative Subdivision Map to allow the subdivision of a 23-acre parcel into 102 single-family residential parcels and two open space parcels, a landscape lot and a park lot, in the Vineyard community.
2. A Design Review to determine compliance with the Countywide Design Guidelines.

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

**NAME OF PERSON OR AGENCY CARRYING OUT PROJECT:** Burrell Consulting Group, Inc. 1001 Enterprise Way, Suite 100 Roseville, CA 95678 Attention: Jerry Alass, P.E. (916) 783-8898 [japlass@burrellcg.com](mailto:japlass@burrellcg.com)

This is to advise that the County of Sacramento (Lead Agency ) has approved the above described project on February 25, 2025 and has made the following determinations concerning the above described project.

1. An **Addendum to a previously certified Environmental Impact Report (EIR) (North Vineyard Station Specific Plan)** 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 adopted MND**.
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.**

**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

The Final Environmental Impact Report, addendum and record of project approval 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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