



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:** Villages at Elder Creek- Unit 2

**CONTROL NUMBER:** PLNP2021-00147

**STATE CLEARINGHOUSE NUMBER:** 2005082045

**PROJECT LOCATION:** The project site is located on the northeast corner of Elk Grove Florin Road and McCoy Avenue, in the Vineyard Community.

**APN :** 065-0080-001-0000

**DESCRIPTION OF PROJECT:** The project consists of the following entitlement requests:

1. A **Rezone** to change the land use designation of 9.91 acres to Residential Density 5 (RD-5) from Urban Reserve (UR).
2. A **Small Lot Tentative Subdivision Map** to divide a 9.91-acre property into 42 single-family lots, four landscape lots, and one emergency vehicle access lot. (Plates AD-1 and AD-2).
3. A **Special Development Permit** to allow the proposed project to deviate from the following development standard
  - **Front Yard Setbacks** (SZC § 5.4.2.C, Table 5.7.B):  
The applicant is requesting to reduce the front yard setback by 5 feet, to 19 feet from 24 feet. Per the SZC, the minimum front yard setback is 24 feet in the RD-5 zone with a PUPF easement, as measured from the back of curb, and including the attached 4-foot wide sidewalk. As proposed the front living area would be 19 feet from the back of curb, a 21% reduction.
  - **Rear Yard Setbacks** (SZC § 5.4.2.C, Table 5.7.B):  
The applicant is requesting to reduce the rear yard setback by 6 feet, to 15 feet from 21 feet. Per the SZC, the minimum rear yard area is equal to 20 percent of the average lot depth for lots less than 125 feet. The proposed typical lot would be 105 feet deep, so 20% equals a 21-foot deep rear yard. As proposed the houses would have a 15-foot deep rear yard, a 29% reduction.
4. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines) and the *Florin Vineyard Community Plan* (FVCP) design guidelines.

**NAME OF PUBLIC AGENCY APPROVING PROJECT:**

**SACRAMENTO COUNTY / [CEQA@saccounty.net](mailto:CEQA@saccounty.net)**

**NAME OF PERSON OR AGENCY CARRYING OUT PROJECT:** Lennar 1025 Creekside Ridge Drive, Suite 240 Roseville, CA 95678 Contact: Sean MacDiarmid (916) 467-4558

This is to advise that the County of Sacramento (Lead Agency ) has approved the above described project on February 28, 2023 and has made the following determinations concerning the above described project.

**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

1. The project **will** have a significant effect on the environment.
2. An **Addendum to the 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** 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. **\$3,839.25 for review of an Environmental Impact Report**
    - ii. **\$50 for County Clerk processing fees.**

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

*Joelle Inman*  
**Joelle Inman**

Environmental Coordinator  
Sacramento County, State of California

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