RECORDING REQUESTED
WHEN RECORDED MAIL TO:

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

CONTACT PERSON: JULIE NEWTON
TELEPHONE: (916) 874-6141

SPACE ABOVE RESERVED FOR RECORDER'S USE
PLEASE MAIL BACK TO 01-225

NOTICE OF DETERMINATION

FILING OF NOTICE OF DETERMINATION IN COMPLIANCE WITH SECTION 21152 OF THE PUBLIC RESOURCES CODE

PROJECT TITLE: Gerber South Subdivision

CONTROL NUMBER: PLNP2023-00251

STATE CLEARINGHOUSE NUMBER: 2005082045

PROJECT LOCATION: The project site consists of five parcels located at 9132, 9168 and 9188 Gerber Road and 7767 and 7769 Florencia Lane for a total of about 77.6 acres. In addition, the portion of Union House Creek from the southwest corner of the property to the Tamarindo Basin (west towards Elk Grove Florin Road) will be widened and will add an additional 11.89 acres of off-site improvements.

The site is located on the south side of Gerber Road, approximately 2,600 feet east of Elk Grove-Florin Road and approximately 1,300 feet west of Admiral Lane in the Vineyard Community of unincorporated Sacramento County. The site is also located within the Florin Vineyard Community Plan (FVCP) and the South Sacramento Habitat Conservation Plan (SSHCP).

APN: 121-0010-007, 008, 009, 010 & 011

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

1. A **Community Plan Amendment** to:
    a. Change the land use designation for 77.6 acres from Residential 3-5 (RD 3-5) to 55.4 acres of Residential 5-7 (RD 5-7), 16.4 acres of Residential 7-12 (RD 7-12), and 5.8 acres of Open Space (OS) (**Error! Reference source not found.**).
    b. Change the Green Streets Framework Plan including the relocation and shortening of a Parkway II section from the existing Florencia Lane to the proposed "A Drive" (Plate AD-4).
    c. An exception to design standards to allow a four-foot attached sidewalk at cul-de-sac and elbow intersection bulbs where minor residential streets intersect with primary residential streets, which require a five-foot attached sidewalk.
2. **Rezone** from 77.6 acres of Agricultural Residential-10 (AR-10) to 55.4 acres of Residential-7 (RD-7), 16.4 acres of Residential-10 (RD-10), and 5.8 acres of Recreation (O) (Plate AD-5).
3. A **Large Lot Tentative Subdivision Map** to create 11 large lot parcels for the purposes of phasing and financing (Plate AD-3).
4. A **Small Lot Tentative Subdivision Map** to create 370 single-family residential lots, one 10.2-acre school site, one 5.4-acre park site, two greenway lots, three drainage lots, two low impact development (LID) lots, and four landscape lots (Plate AD-2). The Tentative Subdivision Map includes the abandonment of several easements including:
    a. The onsite portion of a 40-foot Public Road and Utility Easement per 20070912 O.R. 0997.
    b. The onsite portion of a 40-foot Public Road and Utility Easement per 20070412 O.R. 0346.
    c. The onsite portion of a 40-foot Public Road and Utility Easement per 200707712 O.R. 1055
    d. The onsite portion of a SMUD Utility Easement per 4554 O.R. 86.
    e. The entirety of a 30-foot Drainage Easement per 5377 O.R. 226.

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X County of Sacramento County Clerk, 3636 American River Drive, Suite 110, Sacramento, CA 95864
X State of California LCI, 1400 Tenth Street, Room121 Sacramento, CA 95814

5. A **Special Development Permit** to allow the proposed project to deviate from the following development standards:

    a. Minimum Lot Area (SZC Section 5.4.2.B, Table 5.7.A):

        i. Interior lots in the RD-10 zone require a minimum lot area of 3,000 square feet. As proposed, RD-10 interior lots would have a minimum lot area of 2,700 square feet.

        ii. Corner lots in the RD-10 zone require a minimum lot area of 3,200 square feet. As proposed, RD-10 corner lots would have a minimum lot area of 3,150 square feet.

    b. Minimum Front Yard (SZC Section 5.4.2.B, Table 5.7.C):

        i. Single-family detached residences require a minimum front yard setback of 24 feet. As proposed, RD-10 lots would have a minimum front yard setback of 18 feet for living areas and 14 feet for porches.

        ii. Single-family detached residences require a minimum front yard setback of 24 feet. As proposed, RD-7 lots would have a minimum front yard setback of 19 feet for living areas, 16.5 feet for porches, and 22 feet for garages for lots with automatic roll-up garage doors.

    c. Minimum Street Side Yard (SZC Section 5.4.2.B, Table 5.7.C):

        i. Single-family detached residences require a minimum side street yard setback of 16.5 feet. As proposed, RD-10 lots would have a side street yard setback of 14 feet.

    d. Minimum Rear Yard (SZC Section 5.4.2.B, Table 5.7.C):

        i. Single-family detached residences require a minimum rear yard setback of 20 percent of the average lot depth. As proposed, RD-10 lots would have a rear yard setback of 5 feet for living areas and garages.

        ii. Single-family detached residences require a minimum rear yard setback of 20 percent of the average lot depth. As proposed, RD-7 lots would have a rear yard setback of 15 feet for living areas and 5 feet for attached porches.

6. A **Design Review** to determine substantial compliance with the *Florin Vineyard Community Plan Design Guidelines* and the *Sacramento County Countywide Design Guidelines* (Design Guidelines).

NAME OF PUBLIC AGENCY APPROVING PROJECT: SACRAMENTO COUNTY / CEQA@SACCOUNTY.GOV

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: CDB Gerber LLC, Katherine Bardis, 10630 Mather Blvd Mather, CA 95656, (916) 313-3120, kbardis@rbhomes.com

This is to advise that the County of Sacramento Lead Agency approved the above described project on 12/9/2025 and made the following determinations.

1. An **Addendum to the previously certified Environmental Impact Report** for the Florin Vineyard Community Plan EIR project was prepared pursuant to the provisions of CEQA.
2. The **previously certified EIR** sufficiently analyzes and mitigates for potential environmental impacts from the project, and the project will not trigger any of the criteria requiring additional CEQA review pursuant to Public Resources Code Section 21166 and CEQA Guidelines Section 15162.
3. Mitigation measures identified in the previously certified EIR **were** made a condition of approval for the project; no new project-specific mitigation measures are required.

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

Julie Newton

Julie Newton
Environmental Coordinator
Sacramento County, State of California

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