



ENDORSED
SACRAMENTO COUNTY

FEB 27 2026

FLORENCE EVANS, CLERK/RECORDER
BY [Signature] DEPUTY

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: 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: St. Thomas Estates

CONTROL NUMBER: PLNP2024-00186

STATE CLEARINGHOUSE NUMBER: 2005082045

PROJECT LOCATION: The project is located 0.2 miles south of the intersection of Florin Road and Gardner Avenue within the Florin-Vineyard "Gap" in unincorporated Sacramento County.

APN: 065-0042-043-0000

DESCRIPTION OF PROJECT: The St. Thomas Estates Project (project) consist of rezoning 2.04 acres of a 5.49-acre parcel to establish consistent zoning and the creation of a 27-unit single-family residential subdivision located between Florin Road and Gerber Road, on Gardner Avenue, within unincorporated Sacramento County.

The following entitlements are being requested for the project:

1. A **Rezone** of an existing 5.49-acre split zoned parcel to change 2.04 acres of Agricultural Residential 5 (AR-5) to Residential 5 (RD-5) to create consistent zoning across the project site.
2. A **Tentative Subdivision Map** to create 27-unit single-family residential lots.
3. A **Major Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).

The project is considered infill development, referring to the construction or redevelopment of vacant and / or underutilized parcels in existing urban areas (Sacramento County, 2024a). Infill sites are generally small (several acres or less), with eliminated or reduced habitat, scattered through urbanized areas, and are located near existing infrastructure, transportation and services.

The project site is currently vacant and surrounded to the north, east, and south by the Gardner Parke Subdivision Project (2004-0218, PLNP2016-00077), which is currently under construction and existing single-family dwellings to the west of Gardner Avenue. The project would be served by existing infrastructure (water, sewer, electricity, and roadways) in the area.

As previously described, the project site is a split zoned 5.49-acre parcel, 2.04 acres zoned AR- 5 and 3.45 acres zoned RD-5 located along the east side of Gardner Avenue within the Florin- Vineyard Gap area. The parcels created as a result of the project would range in size from 5,536 square feet to 9,652 square feet. Vehicular access to the project site would be provided via Gardner Avenue, Fawnbar Way, and Edgeland Way. Fawnbar Way and Edgeland Way are currently under construction as part of the Gardner Park Subdivision and end at the edge of the project site property line. These roadways would be extended through the project site to provide access and connect to Oneta Way and Irondequoit Way (east-west roads within the Gardner Parke Subdivision). Access to Parcels 1 through 5 of the project would be via Gardner Avenue. The remaining parcels would be accessed via Fawnbar Way and / or Edgeland Way (**Plate AD-3**). Frontage improvements along Gardner Avenue include two lanes of travel, a bike lane, a seven-foot landscape corridor, and a six-foot separated sidewalk. These improvements are consistent with the requirements of a 42-foot Parkway I, as required in the Florin-Vineyard Gap Community Plan (FVGCP).

NAME OF PUBLIC AGENCY APPROVING PROJECT:

SACRAMENTO COUNTY / CEQA@saccounty.net

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Catherine Hang Phun Trust, Attn: Thomas Vu;
15018 Hannah Lyn Ave, Sacramento, CA 95814 (661) 303-4726 tvu123@gmail.com

Copy To:

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

This is to advise that the County of Sacramento (Lead Agency) has approved the above described project on February 10, 2026 and has made the following determinations concerning the above described project.

1. An **Addendum to a previously certified Environmental Impact Report (Florin-Vineyard Community 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 certified EIR**.
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.

The Final Environmental Impact Report and record of project 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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County of Sacramento County Clerk, 3636 American River Drive, Suite 110, Sacramento, CA 95864
 State of California LCI, 1400 Tenth Street, Room 121 Sacramento, CA 95814