

# NOTICE OF DETERMINATION

To: X Office of Planning and Research  
1400 10th Street, Room 222  
Sacramento, CA 95814

X County Clerk  
County of Sacramento  
600 8<sup>th</sup> Street  
Sacramento, CA 95814

From: City of Sacramento  
Community Development Dept.  
Planning Division  
300 Richards Boulevard, 3<sup>rd</sup> Floor  
Sacramento CA 95811

**ENDORSED**  
SACRAMENTO COUNTY

MAY 25 2023

DONNA ALLRED, CLERK/RECORDER  
BY: *Blain Weismesser* DEPUTY

**Subject: Filing of Notice of Determination in compliance with Section 21152 of the Public Resources Code.**

**Project Title:** Terrace Park Residential Project (P22-045) Addendum to Proposed Site Acquisition and Construction of the Proposed Terrace Park Elementary School at Greg Thatch Cir. and Tres Piezas Dr. Mitigated Negative Declaration (SCH#: 2007082059)

2007082059	City of Sacramento	Scott Johnson	(916) 808-5842 / <a href="mailto:srjohnson@cityofsacramento.org">srjohnson@cityofsacramento.org</a>
State Clearinghouse #	Lead Agency	Contact Person	Telephone / Email
Terrace Park Sac, LLC and Capital Valley Investor, LLC; Contact: Nick Foster	1121 Gold Country Blvd, Ste 103 Gold River, CA 95670		(916) 822-3220 / <a href="mailto:nfoster@nextgenerationcapital.us">nfoster@nextgenerationcapital.us</a>
Applicant Name	Address		Telephone / Email

**Project Location:** The project is located at 891 Greg Thatch Circle in the Natomas Creek neighborhood (see Attachment A, Terrace Park Residential Project Site Plan), within the North Natomas Community Plan area in the City of Sacramento, California. (APN 201-1070-076-0000). **County:** Sacramento

**Project Description:** The project is the development of a 79-lot single-family residential subdivision, various on-site road and utility improvements, and landscaping on approximately 8.2 acres of vacant land located within the Natomas Creek Planned Unit Development (PUD) in North Natomas adjacent to the existing Magnolia Park. The entitlements for this project included: 1) A **General Plan Amendment** to change the General Plan land use designation from Public/Quasi-Public to Suburban Neighborhood Medium Density (SNMD); 2) **PUD Schematic Plan Amendment** to designate ±8.21-acres for residential use; 3) **Tentative Subdivision Map** to subdivide one parcel into 79 residential lots; 4) **Tentative Subdivision Map Design Deviation** for non-standard street elbows; 5) **Site Plan and Design Review** for the construction of 79 detached single-unit dwellings with deviations to lot coverage, and rear-yard and street-side setback development standards.

**This is to advise that the City of Sacramento, City Council has approved the above described project on May 23, 2023 and has made the following determination regarding the above described project:**

1. The project in its approved form will not have a significant effect on the environment.
2. An Addendum to an adopted Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Findings were made pursuant to the provisions of CEQA.

**This is to certify that the Mitigated Negative Declaration with comments and responses and the record of project approval is available to the general public at:**

City of Sacramento, Community Development Department  
300 Richards Boulevard, Third Floor, Sacramento, California 95811

*Scott Johnson*  
Signature (Lead Agency Contact)

Senior Planner  
Title

May 24, 2023  
Date



State of California - Department of Fish and Wildlife  
**2023 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a

**Print** **Save**

RECEIPT NUMBER:  
 34 — 05/25/2023 — 296  
 STATE CLEARINGHOUSE NUMBER (If applicable)  
 2007082059

**SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.**

LEAD AGENCY CITY OF SACRAMENTO COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION	LEAD AGENCY EMAIL	DATE 05/25/2023
COUNTY/STATE AGENCY OF FILING Sacramento	DOCUMENT NUMBER 2023-0330	

PROJECT TITLE  
 TERRACE PARK RESIDENTIAL PROJECT (P22-045) ADDENDUM TO PROPOSED SITE ACQUISITION AND CONSTRUCTION OF THE PROPOSED TERRACE PARK ELEMENTARY SCHOOL AT GREG THATCH CIR. AND TRES PIEZAS DR. MITIGATED NEGATIVE DECLARATION (SCH#:2007082059)

PROJECT APPLICANT NAME TERRACE PARK SAC, LLC AND CAPITAL VALLEY INVESTOR, LLC CONTACT: NICK FOSTER	PROJECT APPLICANT EMAIL NFOSTER@NEXTGENERATIONCAPITAL.US	PHONE NUMBER (916) 822-3220
PROJECT APPLICANT ADDRESS 1121 GOLD COUNTRY BLVD, STE 103	CITY GOLD RIVER	STATE CA
		ZIP CODE 95670

**PROJECT APPLICANT** (Check appropriate box)

Local Public Agency   
  School District   
  Other Special District   
  State Agency   
  Private Entity

**CHECK APPLICABLE FEES:**

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,839.25	\$	0.00
<input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,764.00	\$	2,764.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,305.25	\$	0.00
<input type="checkbox"/> Exempt from fee			
<input type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)			
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	0.00
<input checked="" type="checkbox"/> County documentary handling fee		\$	50.00
<input type="checkbox"/> Other		\$	

**PAYMENT METHOD:**

Cash   
  Credit   
  Check   
  Other

**TOTAL RECEIVED** \$ 2,814.00

SIGNATURE <i>X Blair Wisniewski</i>	AGENCY OF FILING PRINTED NAME AND TITLE SACRAMENTO COUNTY CLERK/RECORDER-BLAIR WISNIEWSKI-DEPUTY CLERK
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Sacramento County  
Donna Allred, Clerk/Recorder  
(916) 874-6334

Receipt#: 001411634  
5/25/2023 1:48:26 PM  
Order#: 20230070942 BW

Description	Amount
Clerk - CEQA Filing	\$2,814.00
Document 20230330	
NOD Negative Declaration	
NOD - Neg Declare	\$2,814.00

Total Amount Due \$2,814.00

Payments:  
Check# 00001042 \$2,814.00

We Appreciate Your Business  
Have a Nice Day!  
Please keep for your reference