

JUN 07 2021

DONNA ALLRED, CLERK/RECORDER  
BY  DEPUTY

**NOTICE OF DETERMINATION**

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

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

X County Clerk  
County of Sacramento

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

**Project Title:** Township Nine Housing Project (P20-030)

2006072077 State Clearinghouse #	City of Sacramento Lead Agency	Ron Bess Contact Person	(916) 808-8272 Telephone
Kevin Smith c/o 29th Street Management III, LLC	2555 3rd Street, #210 Sacramento, CA 95818	ksmith@29thstreetcapital.com	(916) 838-6651
Applicant Name	Address	Telephone	

**Project Location (include county):** The proposed project is located in the River District Specific Plan (RDSP) area and is generally bounded by Richards Boulevard to the south, the American River to the north, North 5th Street to the west, and North 7th Street to the east within the City of Sacramento, California. The proposed project includes APNs 001-0020-056, -057, -058, -060, -061, -062, -065, -066, -067, and 001-0230-001, -002, -003, -004, -005, -006, -007 in Sacramento County.

**Project Description:** The project consists of the following components within the Township 9 Planned Unit Development (PUD): 1) Addendum to a previously certified Environmental Impact Report; 2) Tentative Map Revision to remove a portion of Cannery Avenue to be replaced with a pedestrian and utility easement, abandonment of a roadway easement and irrevocable offers of dedication (IODs) for exclusive park easements, dedication of an IOD for a future roadway (Street O), removal of proposed lot lines, lot merger, and removal of proposed recreation easements; 3) Site Plan and Design Review to construct 936 multi-unit dwellings, clubhouse, and associated site improvements on seven individual blocks with deviations to building setbacks, landscape easement buffer zone, and the masonry wall and concrete apron requirements of the recycling and trash enclosure standards within the Residential Mixed-Use (RMX-PUD-SPD) and Agriculture-Open Space (A-OS-PUD-SPD) zones, the River District Special Planning District (SPD), and the Township 9 PUD; and 4) Tree Permit to remove two City trees..

**This is to advise that the City of Sacramento, Zoning Administrator/Design Director  has approved the above described project on May 20, 2021 and has made the following determination regarding the above described project:**

1. The project will  will not  have a significant effect on the environment.
2.  An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA (Master EIR).
3. Mitigation Measures were /were not  made a condition of the approval of the project (adoption of policies in the 2035 General Plan).
4.  A statement of Overriding Considerations was adopted for this project (adoption of 2035 General Plan).
5.  Findings were made pursuant to the provisions of CEQA

**This is to certify that the Addendum and Environmental Impact Report and the record of project approval is available to the General Public at:**

<http://www.cityofsacramento.org/Community-Development/Planning/Environmental/Impact-Reports>

CK # 6059



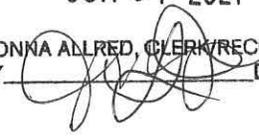
Signature (Lead Agency Contact)  
Email: [Rbess@cityofsacramento.org](mailto:Rbess@cityofsacramento.org)

Associate Planner  
Title

June 7, 2021  
Date

**ENDORSED**  
SACRAMENTO COUNTY

JUN 07 2021

DONNA ALLRED, CLERK/RECORDER  
BY  DEPUTY



State of California - Department of Fish and Wildlife  
**2021 ENVIRONMENTAL FILING FEE CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/21) Previously DFG 753.5a

Print [ ] Save [ ]

RECEIPT NUMBER:  
 34 — 06072021 — 210  
 STATE CLEARINGHOUSE NUMBER (if applicable)  
 2006072077

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY City of Sacramento Community Development Dept. Planning Division	LEAD AGENCY EMAIL Rbess@cityofsacramento.org	DATE 06072021
COUNTY/STATE AGENCY OF FILING Sacramento		DOCUMENT NUMBER 210247

PROJECT TITLE

Township Nine Housing Project (P20-030)

PROJECT APPLICANT NAME Kevin Smith c/o 29th Street Management III, LLC	PROJECT APPLICANT EMAIL ksmith@29thstreetcapital.com	PHONE NUMBER (916) 838-6651
PROJECT APPLICANT ADDRESS 2555 3rd Street, #210	CITY Sacramento	STATE CA
		ZIP CODE 95818

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)  | \$3,445.25 | \$ | 0.00 |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)                                   | \$2,480.25 | \$ | 0.00 |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,171.25 | \$ | 0.00 |

- Exempt from fee  
      Notice of Exemption (attach)  
      CDFW No Effect Determination (attach)  
 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 \$ 50.00

SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE Sacramento County Clerk/Recorder-Jessica Jensen-Deputy Clerk
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Sacramento County  
Donna Allred, Clerk/Recorder  
(916) 874-6334

Receipt#: 000954659  
6/7/2021 11:24:08 AM  
Order#: 20210158242 JJJ

Description	Amount
Clerk - CEQA Filing	\$50.00
Document 20210247	
Notice of Determination	
EIR Processing Fee	\$50.00

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Total Amount Due \$50.00  
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Payments:  
Check# 6057 \$50.00  
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We Appreciate Your Business  
Have a Nice Day!  
Please keep for your reference