

AUG 29 2025

NOTICE OF DETERMINATION

FLORENCE EVANS, CLERK/RECORDER
BY [Signature] DEPUTY

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

 County Clerk
County of Sacramento

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

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

Project Title: **Birchway at Natomas Apartments Rezone (P24-033)**

2000072035	City of Sacramento	Ron Bess	(916) 808-8272
State Clearinghouse #	Lead Agency	Contact Person	Telephone
Kris Steward c/o Plan Steward, Inc.	5716 Folsom Boulevard #339 Sacramento, CA 95819		(916) 425-7906 kris@plansteward.com
Applicant Name	Address	Telephone	

Project Location (include county): The project site consists of four vacant parcels totaling approximately 12.9 acres located in the Promenade at Natomas Planned Unit Development (PUD) at 120 Promenade Circle in North Natomas in the City of Sacramento, Sacramento County (Assessor’s Parcel Number [APN: 225-2110-028-0000, 225-2110-055, -056 and -059.

Project Description: The proposed project consists of an Ordinance approving the Birchway Apartments Development Agreement and an Ordinance to rezone 12.9 acres from Employment Center (EC-50-PUD) zoning to Multi-Unit Dwelling (R-3A-PUD) zoning and a Resolution approving an Amendment to the Promenade at Natomas Planned Unit Development (PUD) Guidelines and Schematic Plan; Site Plan and Design Review for the construction of a 378 multi-unit dwellings, resident amenities, 165 park and ride vehicle parking spaces and other site improvements totaling 350,050 square feet; and, a Tree Permit for the removal of four private protected trees and six city owned trees.

This is to advise that the City of Sacramento City Council has approved the above-described project on August 26, 2025 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 Addendum to a certified Environmental Impact Report was prepared pursuant to the provisions of the CEQA.
3. Mitigation Measures were /were not made a condition of the approval of the project.
4. A statement of Overriding Considerations was adopted for this project
5. Findings were made pursuant to the provisions of CEQA

This is to certify that the documents and the record of project approval is available to the General Public at:

City of Sacramento, City Clerk’s Office
915 I Street, Fifth Floor, Sacramento, California 95814
<https://cityofsacramentoca.nextrequest.com/>

<u>Scott Johnson</u>	Principal Planner	August 27, 2025
Signature (Lead Agency Contact)	Title	Date
Email: srjohnson@cityofsacramento.org		

MAY 30 2018

NOTICE OF DETERMINATION

DONNA ALLRED, CLERK/RECORDER
BY *[Signature]* DEPUTY

From: City of Sacramento
Community Development Dept.
300 Richards Blvd., 3rd Floor
Sacramento CA 95811

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

X County Clerk
County of Sacramento

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

Project Title: Holiday Inn at Natomas Promenade (P17-033) within the Promenade at Natomas PUD

State Clearinghouse #	Lead Agency	Contact Person	Telephone / Email
2000072035	City of Sacramento	Scott Johnson	(916) 808-5842 / srjohnson@cityofsacramento.org
	Bluespring Hospitality, LLC Mike Iqbal	321 Orcutt Circle Sacramento, CA 95834	(916) 230-0117 / moodymike101@hotmail.com
	Applicant Name	Address	Telephone/Email

Project Location (include county): The project is located at 3664-3666 N Freeway Boulevard in the Promenade at Natomas Planned Unit Development (PUD) in the City of Sacramento, Sacramento County (APN: 225-2100-035).

Project Description: The project consists of the construction and operation of a 4-story, 116-room, 70,036 square foot hotel on approximately 2.7 acres in the Shopping Center (SC-PUD) Zone within the Promenade at Natomas Planned Unit Development (PUD) in the North Natomas Community Plan Area.

This is to advise that the City of Sacramento, Planning and Design Commission has approved the above described project on May 24, 2018 and has made the following determination regarding the above described project:

- The project will / will not have a significant effect on the environment.
- An Addendum to a certified Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
- Mitigation Measures were /were not made a condition of the approval of the project.
- A statement of Overriding Considerations was adopted for this project.
- Findings were made pursuant to the provisions of CEQA

This is to certify that the final EIR with comments and responses or Negative Declaration and the record of project approval is available to the General Public (between 9:00 AM and 4:00 PM (except holidays)) at:

City of Sacramento, Community Development Dept.
300 Richards Boulevard, 3rd Floor, Sacramento, CA 95811

[Signature]
Signature (Lead Agency Contact)

Associate Planner
Title

5-29-18
Date

Sacramento County
Donna Allred, Clerk/Recorder
(916) 874-6334

Receipt#: 000193934
5/30/2018 2:20:59 PM
Order#: 20180079212 BAM

Description	Amount
Professional Filings	\$3,208.00
NOD - EIR Filed	\$3,208.00

Total Amount Due \$3,208.00

Payments:
Check# 7527 \$3,208.00

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



State of California - Department of Fish and Wildlife
2018 ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFW 753.5a (Rev. 01/03/18) Previously DFG 753.5a

Print [Redacted] Finalize Email

RECEIPT NUMBER:
 34 — 05302018 — 329
 STATE CLEARINGHOUSE NUMBER (if applicable)
 2000072035

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY City of Sacramento Community Development Dept.	LEAD AGENCY EMAIL srjohnson@cityofsacramento.org	DATE 05302018
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COUNTY/STATE AGENCY OF FILING Sacramento	DOCUMENT NUMBER 180365
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PROJECT TITLE
 Holiday Inn at Natomas Promenade (P17-033) within the Promenade at Natomas PUD

PROJECT APPLICANT NAME Bluespring Hospitality, LLC: Mike Iqbal	PROJECT APPLICANT EMAIL moodymike101@hotmail.com	PHONE NUMBER (916) 230-0117
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PROJECT APPLICANT ADDRESS 321 Orcutt Circle	CITY Sacramento	STATE CA	ZIP CODE 95834
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PROJECT APPLICANT (Check appropriate box)

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

CHECK APPLICABLE FEES:

<input checked="" type="checkbox"/> Environmental Impact Report (EIR)	\$3,168.00	\$	<u>3,168.00</u>
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,280.75	\$	<u>0.00</u>
<input type="checkbox"/> Certified Regulatory Program document (CRP)	\$1,077.00	\$	<u>0.00</u>

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	\$	<u>0.00</u>
<input checked="" type="checkbox"/> County documentary handling fee		\$	<u>40.00</u>
<input type="checkbox"/> Other		\$	<u> </u>

PAYMENT METHOD:

Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ 3,208.00

SIGNATURE

X

AGENCY OF FILING PRINTED NAME AND TITLE

Brian Mazzanti-Deputy Clerk



State of California - Department of Fish and Wildlife
2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

Print **StartOver** **Save**

RECEIPT NUMBER:
 34 — 08/29/2025 — 368
 STATE CLEARINGHOUSE NUMBER (If applicable)
 2000072035

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY City of Sacramento Community Development Department, Planning Division	LEAD AGENCY EMAIL	DATE 08/29/2025
COUNTY/STATE AGENCY OF FILING Sacramento	DOCUMENT NUMBER 2025-0406	

PROJECT TITLE

Birchway at Natomas Apartments Rezone (P24-033)

PROJECT APPLICANT NAME Kris Steward c/o Plan Steward, Inc.	PROJECT APPLICANT EMAIL kris@plansteward.com	PHONE NUMBER (916) 425-7906
PROJECT APPLICANT ADDRESS 5716 Folsom Boulevard #339	CITY Sacramento	STATE CA
		ZIP CODE 95819

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) | \$4,123.50 | \$ | 0.00 |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$2,968.75 | \$ | 0.00 |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,401.75 | \$ | 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-Jacob Hermanson-Deputy Clerk
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Sacramento County
Florence Evans, Clerk/Recorder
(916) 874-6334

Receipt#: 001801431
8/29/2025 9:31:47 AM
Order#: 20250139493 JBH

Description	Amount
Clerk - CEQA Filing Document 20250406 Notice of Determination EIR Processing Fee	\$50.00 \$50.00

Total Amount Due \$50.00

Payments:
Check# 30114 \$50.00

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