NOTICE OF DETERMINATION

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

X County Clerk
County of Sacramento

ENDORSED
SACRAMENTO COUNTY
JUN 27 2025
DONNA ALLRED, CLERK/RECORDER
BY _____ DEPUTY

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: Cotton Lane Apartments (P24-022)

2024120211	City of Sacramento	Ron Bess	(916) 808-8272
State Clearinghouse #	**Lead Agency**	**Contact Person**	**Telephone**

RK Properties and Development c/o Kosh Grewal	641 Barcelona Court Roseville, CA 95747	(916) 524-4420 koshgrewal@gmail.com
Applicant Name	**Address**	**Telephone**

Project Location (include county): The Cotton Lane Apartments (proposed project) is located on a vacant parcel on approximately 1.63 acres located south and west of West Stockton Boulevard, north of Cotton Lane, and east of Bruceville Road in the City of Sacramento, California (Assessor's Parcel Number [APNs 117-0182-009-0000].

Project Description: The proposed project consists of a request of entitlements including a Rezone from the Single-Unit Dwelling or Duplex Dwelling (R-1A) zone to the Multi-Unit Dwelling (R-3A) zone and Site Plan and Design Review to construct a 54-unit apartment complex on approximately 1.63-acre parcel.

This is to advise that the City of Sacramento City Council ☒ has approved the above-described project on June 24, 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. ☒ A Initial Study/Mitigated Negative Declaration 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 Final EIR with comments and responses and the record of project approval is available to the General Public on the City website located at: https://www.cityofsacramento.gov/community-development/planning/environmental/impact-reports

Ron Bess — Associate Planner — June 24, 2025
Signature (Lead Agency Contact) — Title — Date
Email: Rbess@cityofsacramento.org

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 — 06/27/2025 — 264

STATE CLEARINGHOUSE NUMBER *(If applicable)*
2024120211

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
City of Sacramento Community Development Dept. Planning Division		06/27/2025

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
Sacramento	2025-0294

PROJECT TITLE

Cotton Lane Apartments (P24-022)

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
RK Properties and Development - Attn: Kosh Grewal	koshgrewal@gmail.com	(916) 524-4420

PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
641 Barcelona Court	Roseville	CA	95747

PROJECT APPLICANT *(Check appropriate box)*

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

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	$4,123.50	$	0.00
☑ Mitigated/Negative Declaration (MND)(ND)	$2,968.75	$	2,968.75
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	$1,401.75	$	0.00

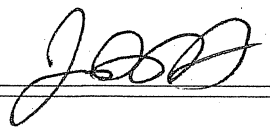
☐ Exempt from fee
- ☐ Notice of Exemption (attach)
- ☐ CDFW No Effect Determination (attach)

☐ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	$850.00	$	0.00
☑ County documentary handling fee		$	50.00
☐ Other		$	

PAYMENT METHOD:

☐ Cash ☐ Credit ☑ Check ☐ Other **TOTAL RECEIVED** $ 3,018.75

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
X 	Sacramento County Clerk/Recorder-Jacob Hermanson-Deputy Clerk

ORIGINAL - PROJECT APPLICANT | COPY - CDFW/ASB | COPY - LEAD AGENCY | COPY - COUNTY CLERK | DFW 753.5a (Rev. 01012025)

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

Receipt#:	001768596
6/27/2025	1:17:25 PM
Order#: 20250099108	JBH

Description	Amount
Clerk - CEQA Filing	$3,018.75
Document 20250294	
NOD Negative Declaration	
NOD - Neg Declare	$3,018.75
Total Amount Due	$3,018.75
Payments:	
Check# 5558	$3,018.75

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