

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

AUG 29 2025

FLORENCE EVANS, CLERK/RECORDER
 BY  **DEPUTY**

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

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

Project Title: Independence in Natomas (P22-047) Addendum to (P99-128) MND.

State Clearinghouse #	City of Sacramento Lead Agency	Scott Johnson Contact Person	(916) 808-5842 Telephone
Lewis Land Developers, LLC; Contact: Rob White	1156 North Mountain Avenue Upland, CA 91785	916-403-1718 / Rob.White@lewismc.com	
Applicant Name	Address	Telephone / Email	

Project Location (include county): The Project is located at northeast Corner of North Park Drive and Kankakee Drive, in the City of Sacramento, Sacramento County. (APN: 225-1780-003-0000 & 201- 0300-145-0000).

Project Description: The project consists of the construction of a 170-unit residential development, comprised of 85 duplex buildings, with associated site improvements on a vacant 10.8-gross acre site located within the Creekside Planned Unit Development (PUD). Entitlements include: Rezone of 10.8-acres from the Single-Unit or Duplex Dwelling (R-1A-PUD) zone to the Multi-Unit Dwelling (R-2A-PUD) zone to allow for multiple units on a single parcel; Tentative Parcel Map for condominium purposes to create 170 air space residential units with a Tentative Map Design Deviation for a non-standard street section along Kankakee Drive; and Site Plan and Design Review for the construction of 170 residential units, common buildings and amenities, and associated site improvements with deviations to rear-yard setback and accessory building height requirements.

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 Environmental Impact Report was prepared for this project pursuant to the provisions of the California Environmental Quality Act (CEQA)
 An Addendum to an adopted Mitigated Negative Declaration was prepared for this project pursuant to the provisions of 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/>


 Signature (Lead Agency Contact)
srjohnson@cityofsacramento.org

Principal Planner
 Title

August 27, 2025
 Date

NOTICE OF DETERMINATION

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

ENDORSED
SACRAMENTO COUNTY

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

JAN 18 2019

X County Clerk
County of Sacramento

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

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

Project Title: Homecoming at Creekside South (DR18-300) Addendum to (P99-128) MND.

State Clearinghouse #	City of Sacramento Lead Agency	Scott Johnson Contact Person	(916) 808-5842 Telephone
L Prop Cougar Sam Miller	9126 Kiefer Sacramento, CA 95826	916-403-1704 / sam.miller@lewismc.com	
Applicant Name	Address	Telephone / Email	

Project Location (include county): The Project is located at Northeast and Southeast corners of East Commerce Wy. & New Market Dr. within the City of Sacramento, Sacramento County, California (Assessor's Parcel Number: 225-1780-012-0000 and 225-1970-010-0000).

Project Description: The project consists of developing a total of 120 apartment units within the sites. The north site will contain one 3-story 20-unit building, one detached garage structure and uncovered parking stalls. The site will have controlled vehicular and pedestrian access. The south site will contain five 3-story 20-unit buildings, five detached garage structures and uncovered parking stalls. Site amenities include community garden, outdoor kitchen and BBQ areas. The site will have controlled vehicular and pedestrian access except that staff has requested that public pedestrian access be provided down the central spine aligning with Kokomo Drive to the north and the retail center to the south. Both sites will be enclosed by six-foot wrought iron fence. There is pedestrian sidewalk provided on the south site on all sides.

This is to advise that the City of Sacramento, Urban Design Director has approved the above described project on January 3, 2019 and has made the following determination regarding the above described project:

- The project will will not have a significant effect on the environment.
- An Environmental Impact Report was prepared for this project pursuant to the provisions of the California Environmental Quality Act (CEQA)
 An Addendum to an adopted Mitigated 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 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
records@cityofsacramento.org

[Signature] Senior Planner 1-18-19
 Signature (Lead Agency Contact) Title Date
srjohnson@cityofsacramento.org



State of California - Department of Fish and Wildlife
2019 ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFW 753.5a (REV. 12/01/18) Previously DFG 753.5a

Print [] [] Finalize & Email []

RECEIPT NUMBER:
 34 — 01182019 — 021
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY City of Sacramento Community Development Dept. Planning Division	LEAD AGENCY EMAIL srjohnson@cityofsacramento.org	DATE 01182019
COUNTY/STATE AGENCY OF FILING Sacramento	DOCUMENT NUMBER 190026	

PROJECT TITLE

Homecoming at Creekside South (DR18-300) Addendum to (P99-128) MND.

PROJECT APPLICANT NAME L Prop Cougar; Sam Miller	PROJECT APPLICANT EMAIL sam.miller@lewismc.com	PHONE NUMBER (916) 403-1704
PROJECT APPLICANT ADDRESS 9126 Kiefer	CITY Sacramento	STATE CA
		ZIP CODE 95826

PROJECT APPLICANT (Check appropriate box)

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

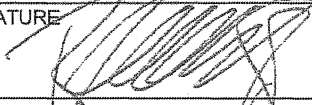
CHECK APPLICABLE FEES:

- | | | | |
|---|------------|----|----------|
| <input type="checkbox"/> Environmental Impact Report (EIR) | \$3,271.00 | \$ | 0.00 |
| <input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$2,354.75 | \$ | 2,354.75 |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,112.00 | \$ | 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) | | | |
| <hr/> | | | |
| <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 | | \$ | 40.00 |
| <input type="checkbox"/> Other | | \$ | |

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ 2,394.75

SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE Sacramento County Clerk/Recorder-Brian Mazzanti-Deputy Clerk
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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

RECEIPT NUMBER:
 34 — 08/29/2025 — 369
 STATE CLEARINGHOUSE NUMBER (If applicable)

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 2025-0407	

PROJECT TITLE

Independence in Natomas (P22-047) Addendum to (P99-128) MND.

PROJECT APPLICANT NAME Lewis Land Developers, LLC - Attn: Rob White	PROJECT APPLICANT EMAIL Rob.White@lewismc.com	PHONE NUMBER (916) 403-1718
PROJECT APPLICANT ADDRESS 1156 North Mountain Avenue	CITY Upland	STATE CA
		ZIP CODE 91785

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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