NOTICE OF DETERMINATION

To: X	Office of Planning and Researce 1400 10th Street, Room 222 Sacramento, CA 95814		Community Development Dept. Planning Division 300 Richards Boulevard, 3 rd Floor Sacramento CA 95811
Х	County Clerk County of Sacramento 600 8 th Street Sacramento, CA 95814	MAY 2 5 2023 DONNA ALLRED, CLERK/RECORDER BY, BLOW, UKAM CAUPA DEPUTY	
Subject:	Filing of Notice of Determin Code.	nation in compliance with Section	a 21152 of the Public Resources
Project 7		dential Project (P22-045) A	

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 / srjohnson@cityofsacramento.org
State Clearinghouse #	Lead Agency	Contact Person	Telephone / Email
Terrace Park Sac, LLC Capital Valley Investor, Contact: Nick Foste	LLC; Gold R	ountry Blvd, Ste 103 iver, CA 95670	(916) 822-3220 / nfoster@nextgenerationcapital.us
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:

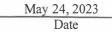
- The project in its approved form will not have a significant effect on the environment. 1.
- An Addendum to an adopted Mitigated Negative Declaration was prepared for this project pursuant to the 2. provisions of CEQA.
- Findings were made pursuant to the provisions of CEQA. 3.

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 (Load Agency Contact)

Senior Planner Title



State of	California -	Department	of Fish	and Wildlife	2
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2023 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a ((REV. 01/01/23)) Previously DFG 753.5a



RECEIPT	NUMBER:	
34 —	05/25/2023	

4		05/25/	2023		296
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STATE CLEARINGHOUSE NUMBER (If applicable) 2007082059

SEEINSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.		
LEAD AGENCY	LEADAGENCY EMAIL	DATE
CITY OF SACRAMENTO COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION		05/25/2023
COUNTY/STATE AGENCY OF FILING		DOCUMENT NUMBER
Sacramento		2023-0330
PROJECT TITLE	•	

TERRACE PARK RESIDENTIAL PROJECT (P22-045) ADDENDUM TO PROP TERRACE PARK ELEMENTARY SCHOOL AT GREG THATCH CIR. AND TRE (SCH#:2007082059)	
	DUONE NUMPER

PROJECT APPLICANT NAME	PROJECT APPLICANT	ROJECTAPPLICANTEMAIL		PHONE NUMBER	
TERRACE PARK SAC, LLC AND CAPITAL VALLEY INVESTOR, LLC CONTACT: NICK FOSTER	NFOSTER@NEXTGENE	rationcapital.us (916)822-		22-3220	
PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE	· · ·	
1121 GOLD COUNTRY BLVD, STE 103	GOLD RIVER	CA	95670		
PROJECT APPLICANT (Check appropriate box)					
Local Public Agency School District	Other Special District	Sta	ate Agency	Private Entity	
CHECK APPLICABLE FEES:				0.00	
Environmental Impact Report (EIR)		\$3,839.25	\$	0.00	
Mitigated/Negative Declaration (MND)(ND)		\$2,764.00	\$	2,764.00	
Certified Regulatory Program (CRP) document - payment du	ue directly to CDFW	\$1,305.25	\$	0.00	
 Exempt from fee Notice of Exemption (attach) CDFW No Effect Determination (attach) Fee previously paid (attach previously issued cash receipt of the second seco	сору)				
Water Right Application or Petition Fee (State Water Resource)	Irces Control Board only)	\$850.00	\$	0.00	
✓ County documentary handling fee		<i>Q</i> CCCICC	\$	50.00	
			\$		
PAYMENT METHOD:			•	······································	
Cash Credit Check Other	τοτα		\$	2,814.00	
SIGNATURE . AC	GENCY OF FILING PRINTE	D NAME AND T	ITLE	······	
× Blair Wyniewski s	ACRAMENTO COUNTY CL	ERK/RECORDE	R-BLAIR WISNI	EWSKI-DEPUTY CLERK	

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

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Receipt#: 5/25/2023 Order#: 20230070942	001411634 1:48:26 PM BW
Description	Amount
Clerk - CEQA Filing Document 20230330 NOD Negative Declaration	\$2,814.00
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

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