

NOTICE OF DETERMINATION

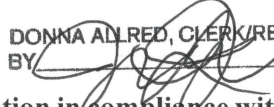
To: ☒ Office of Planning and Research
1400 10th Street, Room 222
Sacramento, CA 95814

ENDORSED
SACRAMENTO COUNTY

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

JAN 29 2021

☒ County Clerk
County of Sacramento

DONNA ALLRED, CLERK/RECORDER
BY  DEPUTY

Subject: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

Project Title: Klotz Ranch (P19-070)

2020039059	City of Sacramento	Scott Johnson	(916) 808-5842 / srjohnson@cityofsacramento.org
State Clearinghouse #	Lead Agency	Contact Person	Telephone / Email
The Spanos Corporation Contact: Nicolas Ruhl	10100 Trinity Parkway, 5th Floor Stockton, CA 95219		209-955-2530 / nmruhl@agspanos.com
Applicant Name	Address		Telephone / Email

Project Location (include county): The project site is located 7699 Klotz Ranch Court, Sacramento, Sacramento County. Assessor's Parcel Numbers (APNs): 031-1550-002. The project site is a 12.7-acre site that is generally located south of Pocket Road between Interstate 5 (I-5) and Freeport Boulevard adjacent to the Pocket Area in south Sacramento.

Project Description: The project consists of the construction of a 266-unit apartment complex consisting of six, four-story residential buildings and a two-story clubhouse and pool. Two multi-family residential buildings would each contain 49 units while the remaining four multi-family residential buildings would each contain 42 units. The clubhouse would provide 6,300 square feet (sf) of community space accessible to residents. The complex would include 128 one-bedroom units, 120 two-bedroom units, and 18 three-bedroom units and would have a density of approximately 21 units per acre. Each of the apartment buildings would be approximately 48 feet in height. The clubhouse/pool area would be located on the northwestern portion of the site. The clubhouse structure would be approximately 32 feet in height. Other amenities on the project site include a tot lot on the northeastern corner of the site and a dog run and sports court on the southwest corner of the site.

Parking for the project would be provided in covered carports, private garages, driveways, and surface lots adjacent to the apartment buildings. A total of 525 parking spaces would be provided. Bicycle racks and interior storage would be provided for each building. In addition, bicycle racks and a bicycle locker would be provided in front of the clubhouse.

The main vehicle access point would be from Klotz Ranch Drive, which provides access to I-5 via Pocket Road. An emergency vehicle access point from the parking lot of the car wash would also be provided in the northeastern corner of the project site.

This is to advise that the City of Sacramento, Planning and Design Commission ☒/ City Council ☐ has approved the above described project on January 28, 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.
☐ A 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 final EIR with comments and responses or Negative Declaration and the record of project approval is available to the General Public from the City Clerk's Office via

records@cityofsacramento.org or by appointment (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

Scott Johnson

2021.01.29 07:05:09 -08'00'
2019.010.20100

Senior Planner

1-29-2021

Signature (Lead Agency Contact)

Title

Date

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

Receipt#:
1/29/2021
Order#: 20210025304

000830515
8:59:10 AM
JLJ

Description	Amount
Professional Filings	\$3,495.25
NOD - EIR Filed	\$3,495.25
Total Amount Due	\$3,495.25
Payments:	
Check# 3362	\$3,495.25

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



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
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RECEIPT NUMBER: 34 — 01292021 — 016
STATE CLEARINGHOUSE NUMBER (If applicable) 2020039059

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY City of Sacramento Community Development Dept.	LEAD AGENCY EMAIL srjohnson@cityofsacramento.org	DATE 01292021
COUNTY/STATE AGENCY OF FILING Sacramento	DOCUMENT NUMBER 210018	
PROJECT TITLE Klotz Ranch (P19-070)		

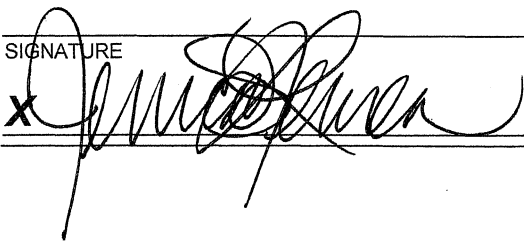
PROJECT APPLICANT NAME The Spanos Corporation Attn: Nicolas Ruhl	PROJECT APPLICANT EMAIL nmruhl@agspanos.com	PHONE NUMBER (209) 955-2530
PROJECT APPLICANT ADDRESS 10100 Trinity Parkway, 5th Floor	CITY Stockton	STATE CA
		ZIP CODE 95219
PROJECT APPLICANT (Check appropriate box) <input type="checkbox"/> Local Public Agency <input type="checkbox"/> School District <input type="checkbox"/> Other Special District <input type="checkbox"/> State Agency <input checked="" type="checkbox"/> Private Entity		

CHECK APPLICABLE FEES:

<input checked="" type="checkbox"/> Environmental Impact Report (EIR)	\$3,445.25	\$ 3,445.25
<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
 <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)		
 <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:

<input type="checkbox"/> Cash <input type="checkbox"/> Credit <input checked="" type="checkbox"/> Check <input type="checkbox"/> Other	TOTAL RECEIVED	\$ 3,495.25
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SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE Sacramento County Clerk/Recorder-Jessica Jensen-Deputy Clerk
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