

JUL 27 2022

DONNA ALLRED, CLERK/RECORDER  
BY  DEPUTY

# NOTICE OF DETERMINATION

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: 920 San Juan Project (P21-008)**

2022050458	City of Sacramento	Ron Bess	(916) 808-8272
State Clearinghouse #	Lead Agency	Contact Person	Telephone
SKK Developments. Contact: Albert Esquivel	2409 L Street, Suite 200 Sacramento, CA 95816	(916) 449-8989 <a href="mailto:alberto@skkdevelopments.com">alberto@skkdevelopments.com</a>	
Applicant Name	Address	Telephone	

**Project Location (include county):** This project is located at 920 San Juan Road in the South Natomas portion of the City of Sacramento, in Sacramento County, on approximately 8.34-acre site identified by APNs 250-0010-085 and 250-0010-083.

**Project Description:** The project would develop a residential community of up to 79 homes, private streets and alleys, open space, tot lot, and drainage basins, with associated landscaping and infrastructure. The project includes the adoption of: 1) a Resolution adopting the Mitigated Negative Declaration and the Mitigation Monitoring Program; 2) a Resolution to change the General Plan land use designation from Suburban Neighborhood Low Density (SNLD) to Traditional Neighborhood Medium Density (TNMD); 3) an Ordinance to rezone  $\pm$ 8.34 acres from the Agriculture (A) zone to the Multi-Unit Dwelling (R-3A) zone; and 4) a Resolution adopting project entitlements including a Tentative Subdivision Map to subdivide two parcels totaling 8.43 acres into 77 residential parcels and 14 common lots, Tentative Subdivision Map Design Deviations for non-standard private streets and alleys, a Conditional Use Permit to establish a gated residential development, a Tree Permit to remove four City street trees and seven private protected trees, and Site Plan and Design Review of the Tentative Subdivision Map and for the construction of 77 single-unit dwellings and associated subdivision site improvements with deviations to lot width, lot depth, and rear-yard setback development standards..

**This is to advise that the City of Sacramento, City Council has approved the above described project on July 26, 2022 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 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 (adoption of policies in the 2035 General Plan).
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 Notice of Subsequent Project and Initial Study and the record of project approval is available to the General Public at:** 915 I Street, Sacramento, CA 95814; [Records@cityofsacramento.org](mailto:Records@cityofsacramento.org)

<https://www.cityofsacramento.org/Community-Development/Planning/Environmental/Impact-Reports>

  
Signature (Lead Agency Contact)  
Email: [Rbess@cityofsacramento.org](mailto:Rbess@cityofsacramento.org)

Associate Planner  
Title

July 27, 2022  
Date

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

Receipt#: 001269989  
7/28/2022 8:33:34 AM  
Order#: 20220145823 JLJ

Description	Amount
Clerk - CEQA Filing	\$2,598.00
Document 20220279	
NOD Negative Declaration	
NOD - Neg Declare	\$2,598.00

Total Amount Due \$2,598.00

Payments:  
Check# 13374 \$2,598.00

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



State of California - Department of Fish and Wildlife  
**2022 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
DFW 753.5a (REV. 01/01/22) Previously DFG 753.5a

Print

Scan

Save

RECEIPT NUMBER:

34 — 07/28/2022 — 225

STATE CLEARINGHOUSE NUMBER (If applicable)

2022050458

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

City of Sacramento Community Development Dept. Planning Division

LEAD AGENCY EMAIL

DATE

07/28/2022

COUNTY/STATE AGENCY OF FILING

Sacramento

DOCUMENT NUMBER

2022-0279

PROJECT TITLE

920 San Juan Project (P21-008)

PROJECT APPLICANT NAME

SKK Developments Attn: Albert Esquivel

PROJECT APPLICANT EMAIL

alberto@skkdevelopments.com

PHONE NUMBER

(916) 449-8989

PROJECT APPLICANT ADDRESS

2409 L Street, Suite 200

CITY

Sacramento

STATE

CA

ZIP CODE

95816

PROJECT APPLICANT (Check appropriate box)

☐ Local Public Agency

☐ School District

☐ Other Special District

☐ State Agency

☒ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)

\$3,539.25

\$

0.00

☒ Mitigated/Negative Declaration (MND)(ND)

\$2,548.00

\$

2,548.00

☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW

\$1,203.25

\$

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

\$

2,598.00

SIGNATURE

X

AGENCY OF FILING PRINTED NAME AND TITLE

Sacramento County Clerk/Recorder-Jessica Jensen-Deputy Clerk