

OCT 12 2023

DONNA ALLRED, CLERK/RECORDER
BY [Signature] 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: Stone Beetland (P21-042)

2023060633	City of Sacramento	Scott Johnson	(916) 808-5842 / srjohnson@cityofsacramento.org
State Clearinghouse #	Lead Agency	Contact Person	Telephone / Email
Avdis & Cucchi, LLP Contact: Nick Avdis	1415 L Street, Suite 410 Sacramento, CA 95814		(916) 659-7500 / navdis@avdiscucchi.com
Applicant Name	Address		Telephone / Email

Project Location (include county): The project site is located northwest of the intersection of Cosumnes River Boulevard and Delta Shores Circle South, in the City of Sacramento, Sacramento County, California. Assessor's Parcel Numbers (APNs): 053-0010-048, -049, and -076; 119-0080-001, 119-0090-016, 119-0080-001, and 119-0080-051 (portion).

Project Description: The project is a Transit Priority Project on approximately 140.7 acres in the South Sacramento area adjacent to the Morrison Creek Regional Transit light rail station and will create a new neighborhood with a minimum of 1,106 dwelling units, ranging from attached and detached single-unit dwellings to high density multi-unit dwelling housing, including affordable housing. There is commercial/mixed use block that provides space for commercial uses compatible with nearby residential. Amenities such as open space, recreation areas, pedestrian and bicycle paths have been carefully incorporated into the land use plan to maximize its proximity to the nearby light rail station while also connecting to existing neighborhoods and the larger City active transportation network.

The approved entitlements include: a) a **Resolution** for the Sustainable Communities Environmental Assessment and Mitigation Monitoring Plan for the Stone Beetland Planned Unit Development; b) a **Resolution** amending the 2035 General Plan to redesignate the site to 66± acres of Traditional Neighborhood Medium Density, 30.8± acres of Park and Recreation, 10.6± acres of Public Quasi Public, 26.1± Urban Neighborhood Medium Density, and 7.2± Traditional Center; c) an **Ordinance** rezoning 140.7± gross acres from the Single-Unit (R-1) and Single-Unit or Duplex Dwelling zone (R-1A) to the Limited Commercial zone (C-1-PUD), Multi-Unit Dwelling zone (R-2A-PUD and R-4-PUD) and Stone Beetland Planned Unit Development; d) a **Resolution** adopting the Stone Beetland Planned Unit Development Guidelines and Schematic Plan; e) a **Resolution** approving an amendment to the 2016 Bicycle Master Plan; f) a **Resolution** approving a Tentative Subdivision Map to subdivide 140.7± gross acres into 452 lots, with design deviations to street cross-sections, intersection spacing, and cul-de-sac length; and g) a **Resolution** approving Site Plan and Design Review of the Maps and Tree Permit to remove six private protected trees; h) a **Resolution** for a Water Supply Assessment Report for the Stone Beetland project.

CK # 5750

This is to advise that the City of Sacramento, City Council has approved the above-described project on October 10, 2023, and has made the following determination regarding the project:

1. The project will **not** have a significant effect on the environment.
2. A Sustainable Communities Environmental Assessment was prepared for this project pursuant to the provisions of the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq., including PRC 21155.2(b)) and the State CEQA Guidelines (California Code of Regulations Section 15000 et seq.).
3. Mitigation Measures were made a condition of the approval of the project.
4. A Mitigation Monitoring Plan was adopted for this project.
5. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Sustainable Communities Environmental Assessment and the record of project approval are available to the General Public at:

City of Sacramento, Office of City Clerk
915 I Street, New City Hall, Sacramento, California 95814
<https://www.cityofsacramento.org/Clerk/Services/Public-Records>

Scott Johnson
Signature (Lead Agency Contact)

Senior Planner
Title

October 11, 2023
Date



State of California - Department of Fish and Wildlife
2023 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a

Print **Save**

RECEIPT NUMBER:
 34 — 10/12/2023 — 476
 STATE CLEARINGHOUSE NUMBER (If applicable)
 2023060633

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY City of Sacramento Community Development Dept. Planning Division	LEAD AGENCY EMAIL	DATE 10/12/2023
COUNTY/STATE AGENCY OF FILING Sacramento	DOCUMENT NUMBER 2023-0552	

PROJECT TITLE

Stone Beetland (P21-042)

PROJECT APPLICANT NAME Avdis & Cucchi, LLP Contact: Nick Avdis	PROJECT APPLICANT EMAIL navdis@avdisucchi.com	PHONE NUMBER (916) 659-7500
PROJECT APPLICANT ADDRESS 1415 L Street, Suite 410	CITY Sacramento	STATE CA
		ZIP CODE 95814

PROJECT APPLICANT (Check appropriate box)

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

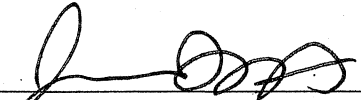
CHECK APPLICABLE FEES:

- | | | | |
|---|------------|----|----------|
| <input type="checkbox"/> Environmental Impact Report (EIR) | \$3,839.25 | \$ | 0.00 |
| <input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$2,764.00 | \$ | 2,764.00 |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,305.25 | \$ | 0.00 |
|
 | | | |
| <input checked="" type="checkbox"/> Exempt from fee | | | |
| <input checked="" 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:

- Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ 2,814.00

SIGNATURE X 	AGENCY OF FILING PRINTED NAME AND TITLE SACRAMENTO COUNTY CLERK/RECORDER- JACOB HERMANSON -DEPUTY CLERK
---	--

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

Receipt#: 001477279
10/12/2023 8:18:59 AM
Order#: 20230142273 JBH

Description	Amount
Clerk - CEQA Filing	\$2,814.00
Document 20230552	
NOD Negative Declaration	
NOD - Neg Declare	\$2,814.00

Total Amount Due \$2,814.00

Payments:
Check# 5750 \$2,814.00

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