

NOTICE OF DETERMINATION

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

ENDORSED
SACRAMENTO COUNTY

NOV 16 2022

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

X 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: **Costco – Natomas Crossing (P22-019) Addendum to Natomas Crossing Project (P04-264) EIR**

2007112088	City of Sacramento	Scott Johnson	(916) 808-5842 / srjohnson@cityofsacramento.org
State Clearinghouse #	Lead Agency	Contact Person	Telephone / Email
Kimley Horn Contact: Cassie Kussow	1000 2nd Avenue., Suite 3900 Seattle, WA 98104		206-970-1900 / cassie.kussow@kimley-horn.com
Applicant Name	Address		Telephone / Email

Project Location (include county): The project site is located between Interstate 5 and East Commerce Way, south of Arena Boulevard at 3881 E Commerce Way, Sacramento, Sacramento County. Assessor's Parcel Numbers (APNs): 225-2300-030-000 through -032

Project Description: The Project is to develop a warehouse retail center (Costco) with on-site parking and circulation, on a portion of the 19.31-acre Project site within Quadrant C of the Natomas Crossing PUD. The Project also includes a lot line adjustment to create a 17.84-acre parcel and a 1.47-acre parcel from the existing 19.31-acre single parcel. The Costco would be developed on the 17.84-acre parcel.

This is to advise that the City of Sacramento, City Council ☒ has approved the above described project on November 15, 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. ☒ 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
6. ☒ There are no changed circumstances or "new information of substantial importance" triggering the need for a subsequent EIR.
7. ☒ An Addendum to the EIR was prepared pursuant to CEQA Guidelines Section 15164 to address modifications to the project.

This is to certify that the final EIR with comments and responses and any adopted addenda thereto or Negative Declaration and the record of project approval is available to the General Public (between 9:00 AM and 4:00 PM (except holidays)) at:

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

Scott Johnson
Signature (Lead Agency Contact)

Senior Planner
Title

11/16/22
Date

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

Receipt#: 001328334
11/16/2022 3:17:55 PM
Order#: 20220209008 JLP

Description	Amount
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Clerk - CEQA Filing	\$50.00
Document 20220444	
Notice of Exemption	
EIR Processing Fee	\$50.00

Clerk - CEQA Filing	\$50.00
Document 20220445	
Notice of Determination	
EIR Processing Fee	\$50.00

Total Amount Due	\$100.00
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Payments:

Check# 19270	\$50.00
Check# 19271	\$50.00

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

NOTICE OF DETERMINATION

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

X County Clerk
County of Sacramento



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

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

Project Title: Natomas Crossing Project (P04-264)

2007112088	City of Sacramento	Scott Johnson	(916) 808-5842
State Clearinghouse #	Lead Agency	Contact Person	Telephone
Alleghany Properties, LLC, Greg Guardino	2150 River Plaza Dr, Ste. 155, Sacramento, CA 95833		916-648-7711
Applicant Name	Address		Telephone

Project Location (Include county): The project site is located between Interstate 5 and East Commerce Way, with 66.8 net acres north of Arena Boulevard (referred to as Quadrant B), and 83.6 net acres south of Arena Boulevard (referred to as Quadrant C (47.2 net acres) and Quadrant D (36.4 net acres)) for a total of 150.4 net acres in the North Natomas area of the City of Sacramento. The project is identified by Sacramento County Assessor's Parcel Numbers (APNs) 225-0070-113, 225-0070-115, 225-0140-065 & 067, 225-0150-043, 053 & 054, 225-0180-059, 225-0310-026.

Project Description: The project consists The project site comprises the majority of the Natomas Crossing – Alleghany Area #3 PUD, which consists of Quadrants A-D. Quadrant A is already developed and is not a part of the project. The southern portion of Quadrant B is rezoned from Employment Center and Commercial to Shopping Center to allow for the future development of retail space within the range of 309,276 to 463,914 s.f. The northern portion of Quadrant B would not require a rezone. Future development of the northern portion of Quadrant B is anticipated to include: 10 acres of Residential with approximate total of 180 units; 5 acres of Hotel use consisting of approximately 130,000 s.f. or 300 rooms; 14 acres of Office consisting of approximately 240,000 s.f.

The 47.2 net acres in Quadrant C portion of the project are proposed for both retail and office development, consisting of 404,580 s.f. of regional retail uses and 200,000 s.f. of office uses. One large retail pad is proposed in the northern portion of Quadrant C, consisting of a 137,933-square-foot large format retail pad with an attached 31,179-square-foot garden center. Quadrant C would include a total of 20 retail pads and two office pads.

Quadrant D consists of approximately 600,000 s.f. for a hospital, with a maximum of five stories, and an additional 600,000 s.f. for medical office uses. In addition, the project includes the construction of a 30,000 s.f. Central Utility Plant (CUP) that would house the heating and cooling equipment for the hospital's air and water systems, as well as a back-up generator system for power outages.

This is to advise that the City of Sacramento, Planning Commission ☐/ City Council ☒ has approved the above described project on August 11, 2009 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

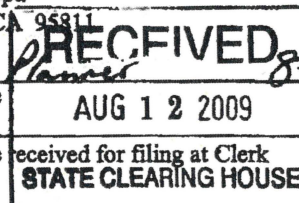
This is to certify that the final EIR with comments and responses or Negative Declaration and the record of project approval is available to the General Public (between 9:00 AM and 4:00 PM (except holidays)) at:

City of Sacramento, Community Development Dept.

300 Richards Boulevard, 3rd Floor, Sacramento, CA 95811

Scott Johnson
Signature (Lead Agency Contact)

Title



Date

Date received for filing at OPR

Date received for filing at Clerk

13753

Date Invoice		Amount
8-05-09 CR 8/4/09		2794.25
CHECK DATE	8-05-09	CHECK NUMBER 13753
		2794.25

PLEASE DETACH THIS PORTION AND RETAIN FOR YOUR RECORDS.

REC'T # 0006006162
August 12, 2009 10:19:13 AM

Sacramento County Recorder
Craig A. Kramer, Clerk/Recorder

Check Number 3753
REQD BY
State Fees \$2,768.25
CLERKS \$26.00
Total fee \$2,794.25
Amount Tendered... \$2,794.25
Change \$0.00
DHB, 58/1/0



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 — 11/16/2022 — 365

STATE CLEARINGHOUSE NUMBER (If applicable)

2007112088

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

City of Sacramento Community Development Dept.

LEAD AGENCY EMAIL

DATE

11/16/2022

COUNTY/STATE AGENCY OF FILING

Sacramento

DOCUMENT NUMBER

2022-0445

PROJECT TITLE

Costco - Natomas Crossing (P22-019) Addendum to Natomas Crossing Project (P04-264) EIR

PROJECT APPLICANT NAME

Kimley Horn, Attn: Cassie Kussow

PROJECT APPLICANT EMAIL

cassie.kussow@kimley-horn.com

PHONE NUMBER

(206) 970-1900

PROJECT APPLICANT ADDRESS

1000 2nd Avenue, Suite 3900

CITY

Seattle

STATE

WA

ZIP CODE

98104

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

\$

0.00

☐ 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

\$

50.00

SIGNATURE

X

AGENCY OF FILING PRINTED NAME AND TITLE

Sacramento County Clerk/Recorder-Jenny Padierna-Deputy Clerk