NOTICE OF DETERMINATION

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

Sacramento, CA 95814

FNDORSED SACRAMENTO COUNTY From: City of Sacramento

Community Development Dept.

Planning Division

300 Richards Boulevard, 3rd Floor

Sacramento CA 95811

X County Clerk County of Sacramento

MAY 26 2023

DONNA ALLRED, CLERK/RECORDER BY Blain Winniewshi DEPUTY

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

Project Title: Elder Creek 7-Eleven Annexation Project (P20-036)

2022080366 City of Sacramento State Clearinghouse #

Scott Johnson

(916) 808-5842 /

srjohnson@cityofsacramento.org

Lead Agency

Contact Person

Telephone / Email

Tekin and Associations (TA Watt, LLC); Contact: Mark Tekin

2600 Dallas Pkwy, Ste 370 Frisco, TX 75034

(469) 458-0485 /

Mark.Tekin@tekindevelopment.com

Applicant Name

Address

Telephone / Email

Project Location (include county): This project is located at Northwest Corner of South Watt Avenue and Elder Creek Road (APN: 062-0060-033-0000) in Sacramento County.

Project Description: The project includes the development of a 7-Eleven convenience store, a fueling station with six pumps, a car wash, and other elements including lighting, hardscape, and landscaping. The project involves annexation of the project site into the City of Sacramento (City) and is already within the City's Sphere of Influence. The project consists of an annexation (reorganization) and associated detachments from service districts of the project site into the City of Sacramento, an amendment to the 2035 General Plan to incorporate the project site into the City's Land Use Plan, pre-zoning/rezoning of the project area for consistency with the City's zoning plan, a tax exchange agreement for the transfer of property from the County to the City, development agreement, Site Plan and Design Review of the project, and Conditional Use Permits for the fueling station, alcohol sales, and tobacco sales.

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 will \square will not \boxtimes have a significant effect on the environment.
- 2. A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
- Mitigation Measures were \(\subseteq \)/were not \(\subseteq \)) made a condition of the approval of the project. 3.
- A statement of Overriding Considerations was adopted for this project. 4.
- Findings were made pursuant to the provisions of CEQA

This is to certify that the Mitigated Negative Declaration and the record of project approval is available to the General Public at: Office of the City Clerk, 915 I Street, Sacramento, CA 95814. Website: http://www.cityofsacramento.org/Clerk/Services/Public-Records

Senior Planner

May 25, 2023

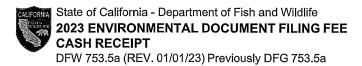
Title

Date

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

Receipt#: 5/26/2023 Order#: 20230071511	001412176 11:28:46 AM BW
Description	Amount
Clerk - CEQA Filing Document 20230335 NOD Negative Declaration	\$2,814.00
NOD - Neg Declare	\$2,814.00
Total Amount Due	\$2,814.00
Payments: Check# 001181	\$2,814.00

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



Print





RECEIPT NUMBER:

		34 — 05/26/2023 — 301			
·		STATE CL	STATE CLEARINGHOUSE NUMBER (If applicable) 2022080366		
SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.		202208			
LEAD AGENCY	LEADAGENCY EMAIL			DATE	
CITY OF SACRAMENTO COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION				05/26/2023	
COUNTY/STATE AGENCY OF FILING			,	DOCUMENT	
Sacramento				2023-033	35 -
PROJECT TITLE	·				
				* •	
ELDER CREEK 7-ELEVEN ANNEXATION PROJECT (P20-036)				
PROJECT APPLICANT NAME PROJECT APPLICANT EMAIL			PHONE NUMBER		
KIN AND ASSOCIATIONS (TA WATT, LLC) ITN: MARK TEKIN MARK.TEKIN@TEKINDEVELOPMENT.COM		СОМ	(469) 458-0485		
PROJECT APPLICANT ADDRESS	CITY	STATE		ZIP CODE	
2600 DALLAS PKWY, STE 370	FRISCO	TX		75034	
PROJECT APPLICANT (Check appropriate box)				J	
Local Public Agency School District [Other Special District	ict State Ag		gency	Private Entity
	. 1)				
CHECK APPLICABLE FEES:					0.00
☐ Environmental Impact Report (EIR)		\$3,839.25	\$.		0.00
✓ Mitigated/Negative Declaration (MND)(ND)		\$2,764.00	\$.		
☐ Certified Regulatory Program (CRP) document - payment due 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 cop	у)				
☐ Water Right Application or Petition Fee (State Water Resource	s Control Board only)	\$850.00	æ		0.00
✓ County documentary handling fee	s Control Board Only)	Ψ0.00.00	Ψ.		50.00
Other			φ.		
PAYMENT METHOD:			Ψ -		
☐ Cash ☐ Credit ☑ Check ☐ Other	TOTAL I	RECEIVED	\$		2,814.00
	.0170		٠.		
SIGNATURE AGEN	ICY OF FILING PRINTED N	IAME AND TI	TLE		
l l					

ORIGINAL - PROJECT APPLICANT

SACRAMENTO COUNTY CLERK/RECORDER-BLAIR WISNIEWSKI-DEPUTY CLERK