

# NOTICE OF DETERMINATION

**To:** X 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.  
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 II Apartments (P19-075) Addendum to Natomas Crossing Project (P04-264) EIR

2007112088	City of Sacramento	Scott Johnson	(916) 808-5842 / <a href="mailto:srjohnson@cityofsacramento.org">srjohnson@cityofsacramento.org</a>
<b>State Clearinghouse #</b>	<b>Lead Agency</b>	<b>Contact Person</b>	<b>Telephone / Email</b>
The Spanos Corporation Contact: Nicolas Ruhl	10100 Trinity Parkway, 5 <sup>th</sup> Floor Stockton, CA 95219		209-955-2530 / <a href="mailto:nmruhl@agspanos.com">nmruhl@agspanos.com</a>
<b>Applicant Name</b>	<b>Address</b>		<b>Telephone / Email</b>

**Project Location (include county):** The project site is located between Interstate 5 and East Commerce Way, south of Arena Boulevard at 3701 and 3811 E Commerce Way, Sacramento, Sacramento County. Assessor's Parcel Numbers (APNs): 225-2300-012-000 through -013

**Project Description:** The project consists of the development of a four-story, 472 multi-unit dwelling apartment complex on approximately 16.46 acres in the Shopping Center and Employment Center (SC-PUD and EC-50-PUD) zones. The apartment complex includes public access to the planned bike trail along Interstate 5.

**This is to advise that the City of Sacramento, Planning Commission / City Council  has approved the above described project on May 28, 2020 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.  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 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, 3<sup>rd</sup> Floor, Sacramento, CA 95811

_____ Signature (Lead Agency Contact)	_____ Senior Planner Title	_____ May 29, 2020 Date
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To: Office of Planning and Research  
1400 10th Street, Room 222  
Sacramento, CA 95814

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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

<i>Scott Johnson</i> Signature (Lead Agency Contact)	<i>Associate Planner</i> Title	RECEIVED AUG 12 2009 Date
Date received for filing at OPR	Date	received for filing at Clerk STATE CLEARING HOUSE

Date	Invoice	Amount			
8-05-09	CR 8/4/09	2794.25			
CHECK DATE	8-05-09	CHECK NUMBER	13753	2794.25	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  
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Total fee ..... \$2,794.25  
Amount Tendered... \$2,794.25  
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Change ..... \$0.00  
DHB,58/1/0