

NOTICE OF DETERMINATION

ENDORSED

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

From: City of Sacramento
Development Services Dept.
2101 Arena Blvd., Suite 200
Sacramento CA 95834

SEP 20 2005

X County Clerk

County of Sacramento

CRAIG A. KRAMER, CLERK-RECORDER

By

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

Project Title: Downtown Ford (P04-106)

State Clearinghouse #	Lead Agency	Contact Person	Telephone
2005042147	City of Sacramento	Scott Johnson	(916) 808-5842
Applicant Name	Address	Telephone	
Law Offices of Gregory D. Thatch	1730 I Street, Suite 220, Sacramento, CA 95814	(916) 443-6956	

Project Location (include county): The project is located at the northwest corner of Orchard Lane and West El Camino Avenue, south and east of Interstate 80 in the Park El Camino Planned Unit Development in the South Natomas Community Plan area of the City of Sacramento (APN: 225-0220-040, -064, -065).

Project Description: The project consists of entitlements to merge and resubdivide 20.4+ vacant acres (gross) and to construct an 88,545 square foot auto dealership on 11.75+ net acres in the General Commercial Planned Unit Development (C-2-PUD) zone located in the Park El Camino Planned Unit Development (PUD), in the South Natomas Community Plan. Entitlements include: **PUD Guidelines Amendment** to amend the Park El Camino Planned Unit Development (PUD) Guidelines to include design guidelines and development standards for Auto sales (new/used), service, repair, storage or rental in the General Commercial (C-2) zone; **PUD Schematic Plan Amendment** to depict one 88,545 square foot auto dealership, 42,000 square feet of office, 19,500 square feet of retail uses, a 4,000 square foot restaurant, and a service station in the Park El Camino Planned Unit Development (PUD); **Tentative Subdivision Map** to merge and resubdivide three (3) existing parcels into six (6) parcels totaling 20.4+/- gross acres; **Special Permit** to construct an 88,545 square foot auto dealership on 11.75+/- net acres in the General Commercial Planned Unit Development (C-2-PUD) zone in the Park El Camino PUD.

This is to advise that the City of Sacramento, Planning Commission / City Council has approved the above described project on September 13 2005 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 at:

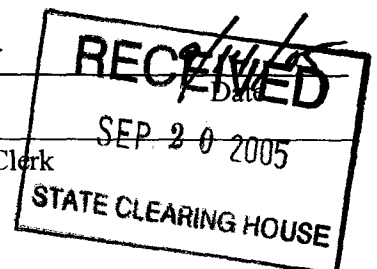
City of Sacramento, Development Services Dept.
2101 Arena Blvd., Ste. 200, Sacramento, CA 95834

Scott Johnson
Signature (Lead Agency Contact)

Assistant Planner
Title

Date received for filing at OPR

Date received for filing at Clerk



CASH RECEIPT
COUNTY OF SACRAMENTO
TREASURE-TAX COLLECTOR, COUNTY CLERK-RECORDER
600 8th ST. P.O. BOX 839, SACRAMENTO, CA 95812-0839

10296

Vital Stat. Recording Marr. Lic. Offic. Rec. Clerk Items

Name County of Sac Date 9/20/05

Address _____

Sold By Cash Check Charge _____ Return 21⁰⁰

Customer Order Number ELR filing Amount: _____

Rec'd By [Signature] Total: 21⁰⁰

NOTICE OF DETERMINATION

To: Office of Planning and Research
1400 10th Street, Room 212
Sacramento, CA 95814

From: City of Sacramento
Planning and Building Dept.
1231 I Street, Room 300
Sacramento CA 95814

ENDORSED

County Clerk
County of Sacramento

JUN 19 2002
By MARK NORRIS, CLERK-RECORDER
DEPUTY

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

Project Title: Park El Camino, P00-174

<u>2002032120</u>	<u>City of Sacramento</u>	<u>Stacia Cosgrove</u>	<u>916-264-7110</u>
State Clearinghouse Number	Lead Agency	Contact Person	Telephone

<u>Terry Teeple, Pacific Teal Development LLC, 22672 Lambert St. #616, Lake Forest, CA 92630, 949-586-2066</u>	<u>22672 Lambert St. #616, Lake Forest, CA 92630</u>	<u>949-586-2066</u>
Applicant Name	Address	Telephone

Project Location(include county): Northwest corner of Orchard Lane and West El Camino Avenue (APN:255-0220-040, 064, 065), Sacramento, CA (Sacramento County)

Project Description: Notice of Determination for a Development Guidelines Amendment to establish C-2 (General Commercial) guidelines, a Schematic Plan Amendment to depict proposed land uses, and a Tentative Map for the Park El Camino Planned Unit Development.

This is to advise that the City of Sacramento (Planning Commission / City Council) has approved the above described project on June 13, 2002 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 Negative Declaration and the record of project approval is available to the General Public at:

City of Sacramento, Planning & Building Department
1231 I Street, Room 300, Sacramento CA 95814

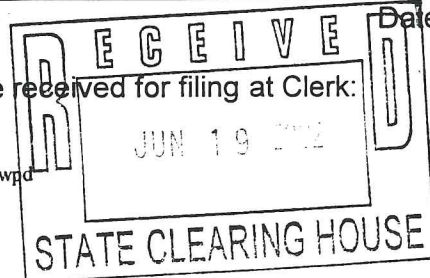
Stacia Cosgrove
Signature(Lead Agency Contact)

Assistant Planner
Title

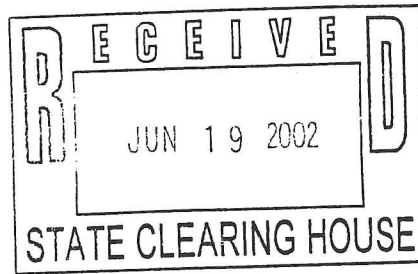
June 14, 2002
Date

Date received for filing at OPR:

Date received for filing at Clerk:



#04737



REC'T # 0001301647
June 19, 2002 — 10:08:57 AM

Sacramento County Recording
Mark Norris, Clerk/Recorder

Check Number 4737
REQD BY
State Fees \$1,250.00
CLERKS \$21.00

Total fee \$1,271.00
Amount Tendered... \$1,271.00

Change \$0.00
MHA,03/0/0