NOTICE OF DETERMINATION

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

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

Project Title: Downtown Ford (P04-106)

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

Applicant Name

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 subdivide 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 subdivide 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

Assistant Planner

Signature (Lead Agency Contact)

Date received for filing at OPR

Date received for filing at Clerk

RECEIVED
SEP 20 2005

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


Name  County of Sac
Address

Sold By  Cash  Check  Charge  Return

Customer Order Number  El R filing

Amount:  

Rec'd By  

Total:  215
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
        Planning and Building Dept.
        1231 I Street, Room 300
        Sacramento CA 95814

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

<table>
<thead>
<tr>
<th>2002032120</th>
<th>City of Sacramento</th>
<th>Stacia Cosgrove</th>
<th>916-264-7110</th>
</tr>
</thead>
<tbody>
<tr>
<td>State Clearinghouse Number</td>
<td>Lead Agency</td>
<td>Contact Person</td>
<td>Telephone</td>
</tr>
</tbody>
</table>

Terry Teeple, Pacific Teal Development LLC, 22672 Lambert St, #616, Lake Forest, CA 92630, 949-586-2066

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

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

Signature (Lead Agency Contact):  Stacia Cosgrove
Date received for filing at OPR:  June 13, 2002

Assistant Planner:  June 14, 2002
Date Received for filing at Clerk:  JUN 19 2002

STATE CLEARING HOUSE
<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>State Fees</td>
<td>$1,250.00</td>
</tr>
<tr>
<td>CLERKS</td>
<td>$21.00</td>
</tr>
<tr>
<td><strong>Total fee</strong></td>
<td><strong>$1,271.00</strong></td>
</tr>
<tr>
<td><strong>Amount Tendered</strong></td>
<td><strong>$1,271.00</strong></td>
</tr>
<tr>
<td>Change</td>
<td><strong>$0.00</strong></td>
</tr>
</tbody>
</table>

Sacramento CountyRecording
Mark Norris, Clerk/Recorder