

NOTICE OF DETERMINATION

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

County Clerk
County of Sacramento

ENDORSED
SACRAMENTO COUNTY

MAY 26 2023

DONNA ALLRED, CLERK/RECORDER
BY Blair W. Winkler DEPUTY

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

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	Scott Johnson	(916) 808-5842 / srjohnson@cityofsacramento.org
State Clearinghouse #	Lead Agency	Contact Person	Telephone / Email
Tekin and Associates (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:

1. The project will will not have a significant effect on the environment.
2. A Mitigated 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 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>

Scott Johnson
Signature (Lead Agency Contact)

Senior Planner
Title

May 25, 2023
Date

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

Receipt#: 001412176
5/26/2023 11:28:46 AM
Order#: 20230071511 BW

Description	Amount
Clerk - CEQA Filing	\$2,814.00
Document 20230335	
NOD Negative Declaration	
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



State of California - Department of Fish and Wildlife
2023 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a

RECEIPT NUMBER:
 34 — 05/26/2023 — 301
 STATE CLEARINGHOUSE NUMBER (If applicable)
 2022080366

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF SACRAMENTO COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION	LEAD AGENCY EMAIL	DATE 05/26/2023
COUNTY/STATE AGENCY OF FILING Sacramento		DOCUMENT NUMBER 2023-0335

PROJECT TITLE

ELDER CREEK 7-ELEVEN ANNEXATION PROJECT (P20-036)

PROJECT APPLICANT NAME TEKIN AND ASSOCIATIONS (TA WATT, LLC) ATTN: MARK TEKIN	PROJECT APPLICANT EMAIL MARK.TEKIN@TEKINDEVELOPMENT.COM	PHONE NUMBER (469) 458-0485
PROJECT APPLICANT ADDRESS 2600 DALLAS PKWY, STE 370	CITY FRISCO	STATE TX
		ZIP CODE 75034

PROJECT APPLICANT (Check appropriate box)

- Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

- | | | | |
|---|------------|----|----------|
| <input type="checkbox"/> Environmental Impact Report (EIR) | \$3,839.25 | \$ | 0.00 |
| <input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$2,764.00 | \$ | 2,764.00 |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,305.25 | \$ | 0.00 |
|
 | | | |
| <input type="checkbox"/> Exempt from fee | | | |
| <input type="checkbox"/> Notice of Exemption (attach) | | | |
| <input type="checkbox"/> CDFW No Effect Determination (attach) | | | |
| <input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy) | | | |
| <hr/> | | | |
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00 | \$ | 0.00 |
| <input checked="" type="checkbox"/> County documentary handling fee | | \$ | 50.00 |
| <input type="checkbox"/> Other | | \$ | |

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ 2,814.00

SIGNATURE X Blair Wisniewski	AGENCY OF FILING PRINTED NAME AND TITLE SACRAMENTO COUNTY CLERK/RECORDER-BLAIR WISNIEWSKI-DEPUTY CLERK
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