

NOTICE OF DETERMINATION

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

X County Clerk  
 County of Sacramento  
 600 8<sup>th</sup> Street  
 Sacramento, CA 95814

**From:** City of Sacramento  
 Community Development  
 Department  
 Planning Division  
 300 Richards Boulevard, 3<sup>rd</sup> Floor  
 Sacramento CA 95811

**ENDORSED**  
 SACRAMENTO COUNTY

**MAR 02 2022**

DONNA ALLRED, CLERK/RECORDER  
 BY \_\_\_\_\_ DEPUTY

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

**Project Title:** Natomas Fountains Apartments (P21-025)

2016082045	City of Sacramento	Dana Mahaffey	(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>
Hines Interests Limited Partnership & Tricap Development, LLC; Contact Manuel Soto		400 R Street, Suite 335 Sacramento, CA 95811	(916) 916-8800 <a href="mailto:Manuel.soto@hines.com">Manuel.soto@hines.com</a>
<b>Applicant Name</b>		<b>Address</b>	<b>Telephone Email</b>

**Project Location:** The project site is generally bounded by the Raley’s Natomas Distribution Center to the north, Gateway Park Boulevard to the east, the East Drainage Canal and Truxel Road to the west, and an existing retail center bordering Gateway Park Boulevard and Truxel Road to the south (APN 225-0160-094). **County:** Sacramento

**Project Description:** The project is the construction and operation of a 303-unit apartment complex on approximately 10.59 acres in the Shopping Center zone of the Coral Business Center Planned Unit Development in Council District 3, in North Natomas. The entitlements for this project included: 1) A **PUD Schematic Plan Amendment** to designate the site for multi-unit residential; Though the site’s zoning allows residential uses by right, an amendment to the PUD’s schematic plan is needed to designate the site for residential. And 2) **Site Plan and Design Review** for the construction of six 3-story buildings. There are no deviations to development standards requested

**This is to advise that the City of Sacramento, City Planning and Design Commission has approved the above described project on February 24, 2022 and has made the following determination regarding the above described project:**

1. The project in its approved form will not have a significant effect on the environment.
2. An Addendum to an adopted Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation Measures were made a condition of the approval of the project.
4. Findings were made pursuant to the provisions of CEQA.

**This is to certify that the Mitigated Negative Declaration with comments and responses and the record of project approval is available to the general public at:**

City of Sacramento, Community Development Department  
 300 Richards Boulevard, Third Floor, Sacramento, California 95811

*Scott Johnson* Senior Planner February 28, 2022  
 Signature (Lead Agency Contact) Title Date

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

Receipt#: 001177101  
3/2/2022 10:03:18 AM  
Order#: 20220045096 JLJ

Description	Amount
Clerk - CEQA Filing	\$50.00
Document 20220076	
Notice of Determination	
EIR Processing Fee	\$50.00

Total Amount Due \$50.00

Payments:  
Check# 277 \$50.00

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



State of California - Department of Fish and Wildlife  
**2022 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/22) Previously DFG 753.5a

Print



Save

RECEIPT NUMBER:  
 34 — 03/02/2022 — 059  
 STATE CLEARINGHOUSE NUMBER (If applicable)  
 2016082045

**SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.**

LEAD AGENCY City of Sacramento Community Development Department Planning Division	LEAD AGENCY EMAIL	DATE 03/02/2022
COUNTY/STATE AGENCY OF FILING Sacramento	DOCUMENT NUMBER 2022-0076	

PROJECT TITLE

**Natomas Fountains Apartments (P21-025)**

PROJECT APPLICANT NAME Hines Interests Limited Partnership & Tricap Development, LLC Attn: Manuel Soto	PROJECT APPLICANT EMAIL Manuel.soto@hines.com	PHONE NUMBER (916) 916-8800
PROJECT APPLICANT ADDRESS 400 R Street, Suite 335	CITY Sacramento	STATE CA
	ZIP CODE 95811	

**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)                                           | \$3,539.25 | \$ | 0.00 |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)                                    | \$2,548.00 | \$ | 0.00 |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW  | \$1,203.25 | \$ | 0.00 |
| <br>                                                                                                 |            |    |      |
| <input checked="" type="checkbox"/> Exempt from fee                                                  |            |    |      |
| <input type="checkbox"/> Notice of Exemption (attach)                                                |            |    |      |
| <input type="checkbox"/> CDFW No Effect Determination (attach)                                       |            |    |      |
| <input checked="" type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy) |            |    |      |

- |                                                                                                             |          |    |       |
|-------------------------------------------------------------------------------------------------------------|----------|----|-------|
| <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** \$ 50.00

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE Sacramento County Clerk/Recorder-Jessica Jensen-Deputy Clerk
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**NOTICE OF DETERMINATION**

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

X County Clerk  
 County of Sacramento  
 600 8<sup>th</sup> Street  
 Sacramento, CA 95814

**From:** City of Sacramento  
 Community Development  
 Department  
 Planning Division  
 300 Richards Boulevard, 3<sup>rd</sup> Floor  
 Sacramento CA 95811

**ENDORSED**  
 SACRAMENTO COUNTY

JAN 10 2017

**DONNA ALLRED, CLERK/RECORDER**  
 BY \_\_\_\_\_ DEPUTY

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

**Project Title:** Natomas Fountains (P16-012)

2016082045	City of Sacramento	Dana Mahaffey	(916) 808-2762 dmahaffey@cityofsacramento.org
<b>State Clearinghouse #</b>	<b>Lead Agency</b>	<b>Contact Person</b>	<b>Telephone Email</b>
Ethan Conrad	Ethan Conrad Properties, Inc. 1300 National Drive Sacramento, CA 95834	(916) 779-1000 ethan@ethanconradprop.com	
<b>Applicant Name</b>	<b>Address</b>	<b>Telephone Email</b>	

**Project Location:** The project site is generally bounded by the Raley's Natomas Distribution Center to the north, Gateway Park Boulevard to the east, the East Drainage Canal and Truxel Road to the west, and an existing retail center bordering Gateway Park Boulevard and Truxel Road to the south (APN 225-0160-094). **County:** Sacramento

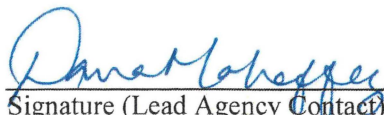
**Project Description:** The project is the construction and operation of an approximately 116,000 sf retail center on approximately 12-acre property, located in the North Natomas neighborhood. The project site configuration would be divided into a large grouping of approximately 86,000 sf of space, with unit sizes ranging from 6,000 sf to 29,000 sf, and four standalong structure situated along the eastern and southern sections of the site, ranging in size from 7,000 to 8,5000 sf. The large grouping of retail space in the northern half of the project site would be oriented for south facing frontage interior to the project site, with logistical facilities located on the northern sides of the structure.

This is to advise that the City of Sacramento, City Council has approved the above described project on January, 5, 2017 and has made the following determination regarding the above described project:

1. The project in its approved form will not have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for this pursuant to the provisions of CEQA.
3. Mitigation Measures were made a condition of the approval of the project.
4. A Mitigation Monitoring Plan was adopted for this project.
5. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Mitigated Negative Declaration with comments and responses and the record of project approval is available to the general public at:

City of Sacramento, Community Development Department  
 300 Richards Boulevard, Third Floor, Sacramento, California 95811

 ASSOCIATE PLANNER 1/6/17  
 Signature (Lead Agency Contact) Title Date



State of California - Department of Fish and Wildlife  
**2016 ENVIRONMENTAL FILING FEE CASH RECEIPT**  
 DFW 753.5a (Rev. 12/15/15) Previously DFG 753.5a

RECEIPT NUMBER: 34 — 1102017 — 005
STATE CLEARINGHOUSE NUMBER (If applicable) 2016082045

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY City of Sacramento Community Development Department Planning	LEAD AGENCY EMAIL dmahaffey@cityofsacramento.org	DATE 01102017
COUNTY/STATE AGENCY OF FILING Sacramento	DOCUMENT NUMBER 170006	

PROJECT TITLE Natomas Fountains (P16-012)		
PROJECT APPLICANT NAME Ethan Conrad Properties, Inc.	PROJECT APPLICANT EMAIL ethan@ethanconradprop.com	PHONE NUMBER (916) 779-1000
PROJECT APPLICANT ADDRESS 1300 National Dr.	CITY Sacramento	STATE CA
		ZIP CODE 95834

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)	\$3,070.00	\$	0.00
<input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,210.25	\$	2,210.25
<input type="checkbox"/> Certified Regulatory Program document (CRP)	\$1,043.75	\$	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		\$	40.00
<input type="checkbox"/> Other		\$	

PAYMENT METHOD:

Cash   
  Credit   
  Check   
  Other

TOTAL RECEIVED \$ 2,250.25

SIGNATURE <b>X</b>	AGENCY OF FILING PRINTED NAME AND TITLE Andrew B. Graham-Deputy Clerk
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REC'T # 0009397596  
January 10, 2017 2:42:06 PM

Sacramento County Recorder  
Donna Allred, Clerk/Recorder

RECD BY  
State Fees  
CLERKS

	\$2,216.25
	\$40.00
Sub Total fee .....	\$2,256.25
Sub Total fee .....	\$2,256.25
TMH, 74/L/O	

Sub Total fee .....	\$0.00
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Total fee .....	\$2,256.25
Amount Tendered...	\$2,256.25
Change .....	\$0.00
TMH, /L/O	