NOTICE OF DETERMINATION

To:

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

FNDORSED SACRAMENTO COUNTY From: City of Sacramento

Community Development Dept.

Planning Division

300 Richards Boulevard, 3rd Floor

Sacramento CA 95811

X County Clerk County of Sacramento MAY 26 2023

DONNA ALLRED, CLERK/RECORDER BY BLOWN (WAYN CHUNK) DEPUTY

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)

(916) 808-5842 / 2022080366 City of Sacramento Scott Johnson srjohnson@cityofsacramento.org Lead Agency Telephone / Email State Clearinghouse # **Contact Person** Tekin and Associations 2600 Dallas Pkwy, Ste 370 (469) 458-0485 / (TA Watt, LLC); Frisco, TX 75034 Mark.Tekin@tekindevelopment.com Contact: Mark Tekin Telephone / Email **Applicant Name** Address

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 $ X $ have a significant effect on the environment	i.
2	A Mitigated Ne	gative Declaration was prepared for this project pursuant t	n

A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.

Mitigation Measures were \(\subseteq \text{/were not } \subseteq \) made a condition of the approval of the project. 3.

4. A statement of Overriding Considerations was adopted for this project.

Findings were made pursuant to the provisions of CEQA

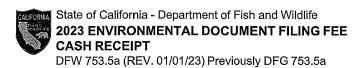
This is to certify that the Mitigated Negative Declaration and the record of project approval is available to the General Public at: Office of the City Clerk, 915 I Street, Sacramento, CA 95814. Website: http://www.cityofsacramento.org/Clerk/Services/Public-Records

Scott Johnson	Senior Planner	May 25, 2023	
Signature (Lead Agency Contact)	Title	Date	

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

Receipt#: 5/26/2023 Order#: 20230071511	001412176 11:28:46 AM BW
Description	Amount
Clerk - CEQA Filing Document 20230335 NOD Negative Declaration	\$2,814.00
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









	RECEIPT	RECEIPT NUMBER:				
		34 — (34 — 05/26/2023 — 301			
		STATE CL	EARII	NGHOUSE N	NUMBER (If applicable)	
SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.		2022080	0366	;		
LEAD AGENCY	LEADAGENCY EMAIL			DATE		
CITY OF SACRAMENTO COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION				05/26/20	23	
COUNTY/STATE AGENCY OF FILING			,	DOCUMEN.		
Sacramento				2023-033	35	
PROJECT TITLE						
ELDER CREEK 7-ELEVEN ANNEXATION PROJECT (P20-036)		,			
PROJECT APPLICANT NAME	PROJECT APPLICANT	EMAIL		PHONE NUMBER		
TEKIN AND ASSOCIATIONS (TA WATT, LLC) ATTN: MARK TEKIN	MARK.TEKIN@TEKINDEVELOPMENT.COM			(469) 458-0485		
PROJECT APPLICANT ADDRESS	CITY	STATE		ZIP CODE		
2600 DALLAS PKWY, STE 370	FRISCO	TX		75034		
PROJECT APPLICANT (Check appropriate box)			***************************************	I		
Local Public Agency School District [Other Special District	Sta	ate Ag	jency	Private Entity	
CHECK APPLICABLE FEES:						
☐ Environmental Impact Report (EIR)		\$3,839.25	\$ _	. ·	0.00	
✓ Mitigated/Negative Declaration (MND)(ND)		\$2,764.00	\$_		2,764.00	
☐ Certified Regulatory Program (CRP) document - payment due of	directly to CDFW	\$1,305.25	\$_		0.00	
☐ Exempt from fee						
☐ Notice of Exemption (attach)						
☐ CDFW No Effect Determination (attach)						
☐ Fee previously paid (attach previously issued cash receipt cop	y)					
	tens en anno de la companya del companya del companya de la compan				0.00	
☐ Water Right Application or Petition Fee (State Water Resource	es Control Board only)	\$850.00	\$_			
County documentary handling fee			\$ _		50.00	
Other			\$_			
PAYMENT METHOD:					0.044.00	
☐ Cash ☐ Credit ☑ Check ☐ Other	TOTAL	RECEIVED	\$ _		2,814.00	
SIGNATURE AGEN	NCY OF FILING PRINTED N	NAME AND TIT	ΓLE			
V 1000: (1)						
X Blain Wesniewshi SACE	RAMENTO COUNTY CLER	VRECORDER-	-BLAI	R WISNIEWS	SKI-DEPUTY CLERK	
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