

FEB 16 2022

**NOTICE OF DETERMINATION**

DONNA ALLRED, CLERK/RECORDER  
BY  DEPUTY

**From:** City of Sacramento  
Community Development Dept.  
300 Richards Blvd., 3<sup>rd</sup> Floor  
Sacramento CA 95811

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

X County Clerk  
County of Sacramento

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

**Project Title:** Innovation Park Planned Unit Development (PUD) and California Northstate University (CNU) Medical Campus (P18-077)

State Clearinghouse #	Lead Agency	Contact Person	Telephone / Email
2019039011	City of Sacramento	Scott Johnson	(916) 808-5842 / <a href="mailto:srjohnson@cityofsacramento.org">srjohnson@cityofsacramento.org</a>
	SBH Natomas, LLC Contact: Jeffrey K. Dorso	500 J Street, 4 <sup>th</sup> Floor Sacramento, CA 95814	916-840-5670 / <a href="mailto:jdorso@kings.com">jdorso@kings.com</a>
Applicant Name	Address		Telephone / Email

**Project Location (include county):** The Innovation Park project site is a 183.8-acre site located within the City of Sacramento’s North Natomas community in the northwestern portion of the city. The site is situated within a larger area bounded by Del Paso Road to the north, Truxel Road to the east, Arena Boulevard to the south, and East Commerce Way to the west. Within this larger area, a ring of parcels surrounds the site of the proposed planned unit development (PUD). Current development within the proposed project site includes the Sleep Train Arena building, the former Sacramento Kings practice facility, parking areas, partially developed areas and fully undeveloped areas at the northernmost end of the Innovation Park site. The entirety of the project is within the City of Sacramento, Sacramento County. (APNs: 225-0070-059-0000, 225-0070-060-0000, 225-0070-063-0000, 225-0070-067-0000, and 225-0070-076-0000).

**Project Description:** The project consists of the entitlements needed to transform and redevelop an underutilized sports complex into an urban mixed-use development that consists of residential, commercial, health and educational uses, and public amenities.

The development of a 730,000 square-foot hospital with a helistop and a central utility plant will be constructed in the first phase of the California Northstate University (CNU) Medical Center Campus. The CNU Medical Center Campus, at full buildout, will include a college campus and a variety of supporting services such as commercial and retail uses, laboratory and pharmaceutical buildings, medical offices, a childcare center, dormitory and faculty housing, and a care facility for active seniors.

Specific entitlements include: a Resolution certifying the Environmental Impact Report and adopting the Mitigation Monitoring Plan for the Innovation Park PUD and CNU Medical Center Project; an Ordinance approving the Innovation Park Development Agreement; a Resolution amending the 2035 General Plan to redesignate the site from Urban Center High to Urban Center Low and to modify text in the North Natomas Community Plan related to shared parking; an Ordinance rezoning the site from Sports Complex Planned Unit Development Zone (SPX-PUD) to General Commercial Planned Unit Development Zone (C-2-PUD); a Resolution adopting an Innovation Park Mixed-Income Housing Strategy; a Resolution rescinding the Capital Gateway Sports Complex PUD Guidelines and Schematic Plan; a Resolution approving an amendment to the 2016 Bicycle Master Plan; a Resolution approving a Tentative Subdivision Map to subdivide approximately 183.7 acres into 34 lots and a Tentative Map Design Deviation for Non-Standard Roadway Center Radii; a Resolution approving project entitlements including Conditional Use Permits for a hospital, helistop, and college campus; Site Plan and Design Review for a hospital and central utility plant with a deviation to reduce the number of required loading docks; a variance to extend hours of construction established by the noise

ordinance; a tree permit to remove 40 private protected trees; a Resolution for a Water Supply Assessment Report for the Innovation Park project; and a Resolution addressing review of the Enhanced Infrastructure Finance District proposal.

This is to advise that the City of Sacramento, Planning and Design Commission / City Council  has approved the above described project on February 15, 2022 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 and the record of project approval is available to the General Public from the City Clerk's Office via [records@cityofsacramento.org](mailto:records@cityofsacramento.org) or by appointment (between 9:00 AM and 4:00 PM (except holidays)) at:

City of Sacramento, Office of the City Clerk,  
915 I Street, Sacramento, CA 95814

Scott Johnson	2022.02.16 08:55:06 -08'00'	2021.011.20039	Senior Planner	February 16, 2022
Signature (Lead Agency Contact)			Title	Date

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

Receipt#:	001166846
2/16/2022	10:23:05 AM
Order#: 20220034115	JLJ
-----	
Description	Amount
Clerk - CEQA Filing	\$3,589.25
Document 20220058	
NOD - w/EIR Attached	
NOD - EIR Filed	\$3,589.25
-----	
Total Amount Due	\$3,589.25
-----	
Payments:	
Check# 6525	\$3,589.50
Overage	(\$0.25)
-----	

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

Start Over

Save

RECEIPT NUMBER:  
 34 — 02/16/2022 — 045  
 STATE CLEARINGHOUSE NUMBER (If applicable)  
 2019039011

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

LEAD AGENCY City of Sacramento Community Development Department	LEAD AGENCY EMAIL	DATE 02/16/2022
COUNTY/STATE AGENCY OF FILING Sacramento	DOCUMENT NUMBER 2022-0058	

PROJECT TITLE  
 Innovation Park Planned Unit Development (PUD) and California Northstate University (CNU) Medical Campus(P18-077)

PROJECT APPLICANT NAME SBH Natomas, LLC Attn: Jeffrey K. Dorso	PROJECT APPLICANT EMAIL jdorso@kings.com	PHONE NUMBER (916) 840-5670
PROJECT APPLICANT ADDRESS 500 J Street, 4th Floor	CITY Sacramento	STATE CA
		ZIP CODE 95814

**PROJECT APPLICANT** (Check appropriate box)

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

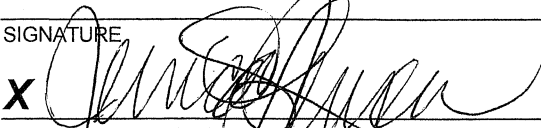
**CHECK APPLICABLE FEES:**

<input checked="" type="checkbox"/> Environmental Impact Report (EIR)	\$3,539.25	\$	<u>3,539.25</u>
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,548.00	\$	<u>0.00</u>
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,203.25	\$	<u>0.00</u>
<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	\$	<u>0.00</u>
<input checked="" type="checkbox"/> County documentary handling fee		\$	<u>50.00</u>
<input type="checkbox"/> Other		\$	<u>          </u>

**PAYMENT METHOD:**

Cash    
 Credit    
 Check    
 Other

**TOTAL RECEIVED**    \$    3,589.25

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