City of
SACRAMENTO

ENDORSED
SACRAMENTO COUNTY
AUG 29 2025
FLORENCE EVANS, CLERK/RECORDER
BY _____ DEPUTY

NOTICE OF EXEMPTION

TO: X County Clerk
County of Sacramento

X Office of Planning and Research
1400 10th Street, Room 121
Sacramento, CA 95814

FROM: City of Sacramento
Community Development Department,
Planning Division
300 Richards Boulevard, 3rd Floor
Sacramento, CA 95811

ACTIVITY/PROJECT TITLE: Natomas Golf Facility (P24-034)

ACTIVITY/PROJECT LOCATION: Vacant parcels between 2590 & 2540 Venture Oaks Way (APNs: 274-0320-059-0000, 274-0320-060-0000, 274-0320-061-0000, 274-0320-062-0000, 274-0320-063-0000, & 274-0320-064-0000)

CITY: Sacramento **COUNTY:** Sacramento

DESCRIPTION OF ACTIVITY/PROJECT: The project consists of the development of a two-story, 45,000 square foot outdoor amusement center venue consisting of a multi-level golf driving range, full service restaurant and bar, event spaces, and 350 parking stalls on an approximately 14.5-acre site in the Office Building Low Rise Mixed-Use (OB-PUD) zone and Gateway Planned Unit Development (PUD). The main structure would feature 80 golf bays split between two climate-controlled levels with customers hitting balls into an approximately 190,000 square foot outfield area. Entitlements include: a Conditional Use Permit (CUP) to authorize an amusement center, outdoor use on 14.5 acres in the OB-PUD zone; Site Plan and Design Review (SPDR) for construction of the 2-story outdoor amusement center venue, driving range, and associated site improvements with deviations to fencing standards; and a Tree Permit for the removal of eight private-protected trees; and a PUD Schematic Plan and Development Guidelines Amendment to designate the site for an amusement center, outdoor use and to amend the permitted uses, development standards, and sign code criteria for amusement center, outdoor uses in the OB-PUD zone.

NAME OF PUBLIC AGENCY APPROVING ACTIVITY/PROJECT: City of Sacramento

NAME OF PERSON/AGENCY CARRYING OUT ACTIVITY/PROJECT: Stantec; Contact: Sam Grunklee; 555 Capitol Mall, Ste. 650, Sacramento, CA 95814; Phone: (651) 470-6807; Email: Sam.Grunklee@stantec.com

THE CITY OF SACRAMENTO FINDS THAT THE ACTIVITY/PROJECT IS EXEMPT.

Exempt Status: (Check One)

- ☐ The project qualifies as infill development ([Section 15332]
- ☐ Activity has no potential for causing a significant effect on the environment [15061(b)(3]
- ☐ Statutory Exemption [Section 21080(b)(8)]
- ☐ Ministerial Exemption [Section 15268]
- ☒ Consistent with General Plan, Community Plan and/or Zoning (Section 15183)
- ☐ Emergency Project [Section 15269(b) and (c)]
- ☐ Categorical Exemption-State Class _ and Section Number(s)_____

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REASONS WHY ACTIVITY/PROJECT IS EXEMPT: The project is consistent with the use and density established under the existing 2040 General Plan, adopted on February 27, 2024, for which the City has certified the Master EIR and adopted the Mitigation Monitoring Program, pursuant to Resolution No. 2024-0065.

A modified Initial Study/15183 Checklist, provided for in the CEQA Guidelines, concluded that the proposed project would not result in any significant impacts that: (1) were peculiar to the project or the project site; (2) were not identified as a significant effect in the Master EIR; or (3) were previously identified significant effects, and which as a result of substantial new information that was not known at the time that the Master EIR was certified, were determined to have a more severe adverse impact than discussed in the Master EIR.

Based upon 15183(f), the Modified Initial Study/15183 Checklist identifies the 2040 General Plan policies and/or actions that apply to the development of the project and have been determined in the Master EIR to substantially mitigate environmental effects. To the extent that the 2040 General Plan policies and/or actions substantially mitigate a particular project impact, the impact shall not be considered peculiar, pursuant to 15183(f), thus, eliminating the requirement for further environmental review.

CONTACT PERSON: Scott Johnson, Principal Planner
srjohnson@cityofsacramento.org

TELEPHONE: 916-808-5842

SIGNED: Scott Johnson

DATED: August 29, 2025

State of California - Department of Fish and Wildlife

2025 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

Print | StartOver | Save

RECEIPT NUMBER:
34 — 08/29/2025 — 366

STATE CLEARINGHOUSE NUMBER *(If applicable)*

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
City of Sacramento Community Development Department, Planning Division		08/29/2025

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
Sacramento	2025-0404

PROJECT TITLE

Natomas Golf Facility (P24-034)

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
Santec - Attn: Sam Grunklee	Sam.Grunklee@santec.com	(651) 470-6807

PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
555 Capitol Mall, Ste. 650	Sacramento	CA	95814

PROJECT APPLICANT *(Check appropriate box)*

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

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	$4,123.50	$	0.00
☐ Mitigated/Negative Declaration (MND)(ND)	$2,968.75	$	0.00
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	$1,401.75	$	0.00

☑ Exempt from fee
- ☑ Notice of Exemption (attach)
- ☐ CDFW No Effect Determination (attach)

☐ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	$850.00	$	0.00
☑ County documentary handling fee		$	50.00
☐ Other		$	

PAYMENT METHOD:

☐ Cash ☐ Credit ☑ Check ☐ Other **TOTAL RECEIVED** $ 50.00

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
X	Sacramento County Clerk/Recorder-Jacob Hermanson-Deputy Clerk

ORIGINAL - PROJECT APPLICANT | COPY - CDFW/ASB | COPY - LEAD AGENCY | COPY - COUNTY CLERK | DFW 753.5a (Rev. 01012025)