City of SACRAMENTO

ENDORSED
SACRAMENTO COUNTY
SEP 16 2026
FLORENCE EVANS, CLERK/RECORDER
BY _____ DEPUTY

NOTICE OF EXEMPTION

TO: X County Clerk
County of Sacramento

__ 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: Centerpointe at Natomas Crossing (P25-015)

ACTIVITY/PROJECT LOCATION: 2290 Del Paso Road, Sacramento CA, 95834 – Assessor's Parcel Number (APNs) 225-2990-001, -007, -009, -010, 225-3000-005, -006

The approximately 10.18-acre project site is located east of Truxel Road and south of Del Paso Road in the City of Sacramento, California. The project site consists of an approximately 2.86-acre area proposed for development, hereafter referred to as the Development Area, and the remaining 7.32-acre area, hereafter referred to as the Remaining Area. The Development Area, identified by APNs 225-2990-001, -007, -009, and portions of -005, as well as portions of APN 225-3000-006, is located west and south of the existing Centerpointe at Natomas Crossing business center at 2250 Parkplace South Drive.

CITY: Sacramento **COUNTY:** Sacramento

DESCRIPTION OF ACTIVITY/PROJECT: The Centerpointe at Natomas Crossing Project includes the rezoning of the project site from EC-50-PUD to C-2, subdivision of the project site into seven parcels (totaling approximately 10.18 gross acres or 8.66 net acres), and the development of two new retail buildings and one new office building within the Development Area. The proposed buildings would be located on the western and southern portions of the Development Area, respectively, and would include associated parking lots and other associated site improvements. The approximately 7.32-acre Remaining Area would not include any development at this time.

The two proposed retail buildings would each be approximately 6,300 gross square feet (sf) and the office building would be approximately 9,000 gross sf. The two retail buildings would be located southwest of the intersection of Truxel Road and Del Paso Road, and the office building would be located south of the existing office buildings at the existing business center. The proposed project would also provide additional parking, new trash can locations, new landscaping, and pedestrian circulation to connect the proposed buildings to the existing buildings. Site access would be provided through the existing internal roadways of the Centerpointe at Natomas Crossing business park, which includes an existing driveway off Del Paso Road to the north. The proposed project entitlements of a Rezone, an amendment to the Natomas Crossing Area 1 PUD, Tentative Subdivision Map, Site Plan and Design Review, and a Tree Permit were approved by City Council on September 15, 2026.

NAME OF PUBLIC AGENCY APPROVING ACTIVITY/PROJECT: Deja Harris, Associate Planner, City of Sacramento, 300 Richards Boulevard, Sacramento, CA, 95811; Phone: (916) 808-5853; Email: Dnharris@cityofsacramento.org

NAME OF PERSON/AGENCY CARRYING OUT ACTIVITY/PROJECT: Jordan Cohen, 19six Architects, 4029 Cayente Way, Sacramento, CA, 95864; Phone: (916) 301-4628; Email: Jcohen@19six.com

City of
SACRAMENTO

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 [Section 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)_____

REASONS WHY ACTIVITY/PROJECT IS EXEMPT: The Center Point at Natomas Crossing Project is consistent with the use and density established under the existing 2040 General Plan for which the City has certified the Master EIR.

The 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; (3) were potentially significant off-site impacts and cumulative impacts which were not discussed in the prior MEIR prepared for the General Plan; or (4) 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: Charles Tschudin, Senior Planner **TELEPHONE:** 916-808-8145
ctschudin@cityofsacramento.org

SIGNED: _____ **DATED:** 09/16/2026

State of California - Department of Fish and Wildlife

2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

Print | StartOver | Save

RECEIPT NUMBER:
34 — 09/16/2026 — 0352

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		09/16/2026

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
Sacramento	2026-0392

PROJECT TITLE

Centerpointe at Natomas Crossing (P25-015)

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
19six Architects Attn: Jordan Cohen		(916) 301-4628

PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
4029 Cayente Way	Sacramento	CA	95864

PROJECT APPLICANT *(Check appropriate box)*

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

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	$4,227.50	$	0.00
☐ Mitigated/Negative Declaration (MND)(ND)	$3,043.75	$	0.00
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	$1,437.25	$	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 Morgan Young	Sacramento County Clerk/Recorder- Morgan Young -Deputy Clerk

ORIGINAL - PROJECT APPLICANT | COPY - CDFW/ASB | COPY - LEAD AGENCY | COPY - COUNTY CLERK | DFW 753.5a (Rev. 01012026)

Sacramento County
Florence Evans, Clerk/Recorder
(916) 874-6334

Receipt#:	001992178
9/16/2026	11:28:03 AM
Order#: 20260141821	MTY

Description	Amount
Clerk - CEQA Filing	$50.00
Document 20260392	
Notice of Exemption	
EIR Processing Fee	$50.00
Total Amount Due	$50.00
Payments:	
Check# 2548	$50.00

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