

ENDORSED
SACRAMENTO COUNTY

MAR 15 2024

DONNA ALFRED, CLERK/RECORDER
BY [Signature] 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: Sacramento Bee Townhomes Project (DR23-145)

ACTIVITY/PROJECT LOCATION: 1801 21st Street Street in Downtown Sacramento (APN: 007-0324-005)

CITY: Sacramento

COUNTY: Sacramento

DESCRIPTION OF ACTIVITY/PROJECT: This project consists of a request to construct a residential townhome development consisting of eight, six-unit three-story buildings totaling 48 multi-unit dwellings on a 2.35-acre site within the General Commercial (C-2-SPD) zone and Central City Special Planning District (SPD). This request requires director-level approval of Site Plan and Design Review for the for the construction of the residential townhome development and site improvements, and a Tree Permit for the removal of two (2) private-protected trees.

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

NAME OF PERSON/AGENCY CARRYING OUT ACTIVITY/PROJECT: SCF-2100 Q Street Owner LLC, 18565 Jamboree Road, Suite 200, Irvine CA 92612; Contact: Stephen Logan; Email: Slogan@shopoff.com; Phone: (949) 417-1396.

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

Exempt Status:

- Statutory Exemption [PRC Section 21155.4]
- Government Code 65457

REASONS WHY ACTIVITY/PROJECT IS EXEMPT: Each of these sections (21155.4 and 65457) requires demonstration that the project is consistent with a specific plan for which the City has prepared and certified an environmental impact report (EIR); each would be inapplicable if any of the circumstances identified in PRC section 21166 are present. PRC section 21155.4 requires, in addition, that the project must be in a transit-priority area and demonstrate consistency with the Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS) adopted by the Sacramento Area Council of Governments (SACOG). The project satisfies each of the applicable requirements, is not subject to any exceptions, and would not have a significant effect on the environment.

On April 19, 2018, pursuant to the California Environmental Quality Act (Public Resources Code §21000 et seq. ("CEQA"), the CEQA Guidelines (14 California Code of Regulations §15000 et seq.), and the City of Sacramento environmental guidelines, the City Council approved an Environmental Impact Report (EIR) and adopted Findings of Fact and Statement of Overriding Considerations and approved the Central City Specific Plan.

- The Sacramento Bee Townhomes Project ("project") is a residential housing development t project within the meaning of PRC section 21155.4(a).
- The project is located in a transit priority area within the meaning of PRC section 21155.4(a)(1).
- The project is consistent with the Central City Specific Plan as required by PRC section 21155.4(a)(2).
- The project is consistent with the general use designation, density, building intensity, and applicable policies specified for the project area as set forth in the Sacramento Area Organization of Governments (SACOG) Metropolitan Transit Plan/Sustainable Communities Strategy, which has been accepted by the California Air Resources Board as achieving greenhouse gas emission reduction targets.

CA # 1042

There have been no substantial changes proposed in the specific plan that would require major changes in the CCSP EIR, or changes in the circumstances under which the EIR was prepared or new information that has become available.

CONTACT PERSON: Ron Bess, Associate Planner
Rbess@cityofsacramento.org

TELEPHONE: (916) 808-8272

SIGNED: *Ron Bess*

DATED: March 14, 2024



State of California - Department of Fish and Wildlife
2024 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/24) Previously DFG 753.5a

Print **ScanOver** **Save**

RECEIPT NUMBER:
 34 — 03/15/2024 — 105
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY City of Sacramento Community Development Department, Planning Division	LEAD AGENCY EMAIL	DATE 03/15/2024
COUNTY/STATE AGENCY OF FILING Sacramento	DOCUMENT NUMBER 2024-0117	

PROJECT TITLE

Sacramento Bee Townhomes Project (DR23-145)

PROJECT APPLICANT NAME SCF-2100 Q Street Owner LLC, Attn: Stephen Logan	PROJECT APPLICANT EMAIL slogan@shopoff.com	PHONE NUMBER (949) 417-1396
PROJECT APPLICANT ADDRESS 18565 Jamboree Road, Suite 200	CITY Irvine	STATE CA
		ZIP CODE 95612

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) | \$4,051.25 | \$ | 0.00 |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$2,916.75 | \$ | 0.00 |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,377.25 | \$ | 0.00 |
|
 | | | |
| <input checked="" type="checkbox"/> Exempt from fee | | | |
| <input checked="" 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) | | | |

- | | | | |
|---|----------|----|-------|
| <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-Jacob Hermanson-Deputy Clerk

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

Receipt#: 001542404
3/15/2024 10:27:33 AM
Order#: 20240034814 JBH

Description	Amount
Clerk - CEQA Filing	\$50.00
Document 20240117	
Notice of Exemption	
EIR Processing Fee	\$50.00

Total Amount Due \$50.00

Payments:
Check# 1042 \$50.00

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