

NOTICE OF EXEMPTION

TO: X County Clerk  
County of Sacramento

**ENDORSED**  
**SACRAMENTO COUNTY**

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

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

APR 18 2024

DONNA ALLRED, CLERK/RECORDER  
BY [Signature] DEPUTY

ACTIVITY/PROJECT TITLE: 10J Mixed Use Project (DR23-195)

ACTIVITY/PROJECT LOCATION: 1009, 1013, 1023 J Street & 921 and 927 10<sup>th</sup> Street in Downtown Sacramento (APNs: 006-0044-009, -010, -011, -012, and -013)

CITY: Sacramento COUNTY: Sacramento

DESCRIPTION OF ACTIVITY/PROJECT: This project consists of a request to construct an eight-story mixed-use building with 277 dwelling units with 3,410 square feet of commercial/retail space across five parcels on approximately 0.96-acres in the Central Business District Zone (C-3-SPD) within the Central Core Design Review Area and Central City Special Planning District.

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

NAME OF PERSON/AGENCY CARRYING OUT ACTIVITY/PROJECT: T.A. Group Inc., 600 Figueroa Street, Ste. 1888, Los Angeles CA 90017; Contact: Ayahlushim Getachew; Email: [agetachew@theagr.com](mailto:agetachew@theagr.com); Phone: (310) 279-9105.

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 10J Mixed Use Project ("project") is a mixed-use development 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.

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FROM: 4/19/24 TO: 5/20/24

ck # 1017

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](mailto:Rbess@cityofsacramento.org)

**TELEPHONE:** (916) 808-8272

**SIGNED:**           *Ron Bess*          

**DATED:**           April 18, 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**    **Start Over**    **Save**

RECEIPT NUMBER:  
 34 — 04/18/2024 — 151  
 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 04/18/2024
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COUNTY/STATE AGENCY OF FILING Sacramento	DOCUMENT NUMBER 2024-0170
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PROJECT TITLE  
 10J MIXED USE PROJECT (DR23-195)

PROJECT APPLICANT NAME TA GROUP INC	PROJECT APPLICANT EMAIL	PHONE NUMBER (310) 279-9105
PROJECT APPLICANT ADDRESS 600 FIGUEROA STREET, STE 1888	CITY LOS ANGELES	STATE CA
		ZIP CODE 90017

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)			
<hr/>			
<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 	AGENCY OF FILING PRINTED NAME AND TITLE Sacramento County Clerk/Recorder-JACOB HERMANSON-Deputy Clerk
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Sacramento County  
Donna Allred, Clerk/Recorder  
(916) 874-6334

Receipt#: 001557902  
4/18/2024 9:32:18 AM  
Order#: 20240051532 JBH

Description	Amount
Clerk - CEQA Filing	\$50.00
Document 20240171	
Notice of Exemption	
EIR Processing Fee	\$50.00

Total Amount Due \$50.00

Payments:  
Check# 1017 \$50.00

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