

NOTICE OF EXEMPTION

TO: X County Clerk
County of Sacramento

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

ENDORSED
SACRAMENTO COUNTY

APR 29 2024

DONNA ALLRED ALERK/RECORDER
BY  DEPUTY

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

ACTIVITY/PROJECT TITLE: American River One Project (DR22-238)

ACTIVITY/PROJECT LOCATION: 450 & 500 Bercut Drive in Downtown Sacramento CA (APNs: 001-0181-016-0000 and 001-0181-017-0000.

CITY: Sacramento

COUNTY: Sacramento

DESCRIPTION OF ACTIVITY/PROJECT: This project consists of a request to Site Plan and Design Review to construct a mixed-use high-rise development with deviations consisting of 4 multi-unit housing residential towers with approximately 4,055 square feet of commercial space and associated site improvements on a 3.06-acre project site within the General Commercial (C-2-SPD) zone and River District Special Planning District (SPD). Tree Permit for removal of five Private Protected Trees and twenty-one Protected City trees.

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

NAME OF PERSON/AGENCY CARRYING OUT ACTIVITY/PROJECT: LPA Design Studios., 431 I Street, Sacramento, CA 95814; Contact: Julian Watt & Francesca Redetzke; Email: jwatt@lpadesignstudios.com; Phone: (530) 220-7674.

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 February 11, 2011, 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 River District Specific Plan.

- The American River One 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 River District 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.



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 — 04/29/2024 — 173
 STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY City of Sacramento Community Development Department	LEAD AGENCY EMAIL	DATE 04/29/2024
COUNTY/STATE AGENCY OF FILING Sacramento	DOCUMENT NUMBER 2024-0197	

PROJECT TITLE
 American River One Project (DR22-238)

PROJECT APPLICANT NAME LPA Design Studios	PROJECT APPLICANT EMAIL jwatt@lpadesignstudios.com	PHONE NUMBER (530) 220-7674
PROJECT APPLICANT ADDRESS 431 I Street	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 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 type="checkbox"/> Exempt from fee | | | |
| <input type="checkbox"/> Notice of Exemption (attach) | | | |
| <input type="checkbox"/> CDFW No Effect Determination (attach) | | | |
| <input checked="" 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-Jenny Padierna-Deputy Clerk
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Sacramento County
Donna Allred, Clerk/Recorder
(916) 874-6334

Receipt#: 001562253
4/29/2024 9:03:23 AM
Order#: 20240056313 JLP

Description	Amount
Clerk - CEQA Filing	\$50.00
Document 20240197	
Notice of Exemption	
EIR Processing Fee	\$50.00

Total Amount Due \$50.00

Payments:
Check# 1117 \$50.00

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