



ENDORSED
SACRAMENTO COUNTY

MAR 28 2025

NOTICE OF EXEMPTION

DONNA ALLRED, CLERK/RECORDER
BY [Signature] DEPUTY

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: Woodspring Suites Hotel (P24-013)

ACTIVITY/PROJECT LOCATION: 2270 Del Paso Road (APNs: 225-0070-127-0000)

CITY: Sacramento

COUNTY: Sacramento

DESCRIPTION OF ACTIVITY/PROJECT: The project consists of the development of a four-story, 50,922-square-foot, 122-room hotel on 2.09 acres in the General Commercial (C-2-PUD) zone within the Natomas Crossing Area #1 Planned Unit Development (PUD). The project entitlements consist of a Rezone from EC-50-PUD to C-2-PUD; a PUD Schematic Plan Amendment to allow for a new approximately 50,922 square foot hotel; and Site Plan and Design Review for the construction of a 4-story, 122-room hotel on a 2.24 acre-parcel in the Employment Center (EC-50-PUD) Zone and within the Natomas Crossing Planned Unit Development.

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

NAME OF PERSON/AGENCY CARRYING OUT ACTIVITY/PROJECT: Chad Cook, c/o WS California Developer LLC, 7200 W. 132nd Street, Suite 220, Overland Park, KS 66213;; Phone: (916) 709-8664; Email: ccook@hmcdevelopment.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) _____

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

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

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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, Senior Planner
srjohnson@cityofsacramento.org

TELEPHONE: 916-808-5842

SIGNED: Scott Johnson

DATED: March 26, 2025

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

Receipt#: 001718912
3/28/2025 8:55:36 AM
Order#: 20250045066 MGS

Description	Amount
Clerk - CEQA Filing	\$50.00
Document 20250124	
Notice of Exemption	
EIR Processing Fee	\$50.00

Total Amount Due \$50.00

Payments:
Check# 30827 \$50.00

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



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

Start Over

Save

RECEIPT NUMBER:
 34 — 03/28/2025 — 114
 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 03/28/2025
COUNTY/STATE AGENCY OF FILING Sacramento	DOCUMENT NUMBER 2025-0125	

PROJECT TITLE

WOODSPRING SUITES HOTEL (P24-013)

PROJECT APPLICANT NAME WS CALIFORNIA DEVELOPER LLC c/o CHAD COOK	PROJECT APPLICANT EMAIL CCOOK@HMCDEVELOPMENT.COM	PHONE NUMBER (916) 709-8664
PROJECT APPLICANT ADDRESS 7200 W. 132ND STREET, SUITE 220	CITY STATE OVERLAND PARK KS	ZIP CODE 66213

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) | \$4,123.50 | \$ | 0.00 |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$2,968.75 | \$ | 0.00 |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,401.75 | \$ | 0.00 |
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 | | | |
| <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 | | \$ | 0.00 |

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ 50.00

SIGNATURE <i>X [Signature]</i>	AGENCY OF FILING PRINTED NAME AND TITLE Sacramento County Clerk/Recorder-MONICA GALVAN-SIDHU-Deputy Clerk
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