

City of
SACRAMENTO

ENDORSED
SACRAMENTO COUNTY

APR 25 2025

DONNA ALLRED, CLERK/RECORDER
BY Wegs 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: Sac Bee South Townhomes Tentative Map (Z24-098)

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

CITY: Sacramento

COUNTY: Sacramento

DESCRIPTION OF ACTIVITY/PROJECT: This project consists of a request for a Tentative Parcel Map to subdivide a 3.55-acre parcel for condominium purposes resulting in 48 residential air space units within the General Commercial (C-2-SPD) zone and Central City Special Planning District (SPD).

On March 14, 2024, the Urban Design Director approved a Site Plan and Design Review entitlement allowing for the construction of 48-multi-unit dwellings split between eight, three story townhome buildings. The applicant is now requesting a Tentative Parcel Map to subdivide the parcel for condominium purposes to allow for individual ownership of the 48 multi-unit dwellings.

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

NAME OF PERSON/AGENCY CARRYING OUT ACTIVITY/PROJECT: Tait & Associates, 11280 Trade Center Drive, Rancho Cordova, CA 95742; Contact: Jon Romaguera; Email: jromaguera@tait.com; Phone: (916) 669-1817.

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 Sac Bee South Townhomes Tentative Map ("project") is a residential 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.

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: April 24, 2025



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 — 04/25/2025 — 154
 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 04/25/2025
COUNTY/STATE AGENCY OF FILING Sacramento	DOCUMENT NUMBER 2025-0170	

PROJECT TITLE

SAC BEE TOWNHOMES TENTATIVE MAP (Z24-098)

PROJECT APPLICANT NAME TAIT & ASSOCIATES CONTACT: JON ROMAGUERA	PROJECT APPLICANT EMAIL JROMAGUERA@TAIT.COM	PHONE NUMBER (916) 669-1817
PROJECT APPLICANT ADDRESS 11280 TRADE CENTER DRIVE	CITY STATE RANCHO CORDOVA CA	ZIP CODE 95742

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

- Exempt from fee
 Notice of Exemption (attach)
 CDFW No Effect Determination (attach)
 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 <i>M. Galvan</i>	AGENCY OF FILING PRINTED NAME AND TITLE Sacramento County Clerk/Recorder-MONICA GALVAN-SIDHU-Deputy Clerk
---------------------------------	--