

OFFICE OF PLANNING & RESEARCH
P.O. BOX 3044, ROOM 113
SACRAMENTO, CA 95812-3044

Filed in County Clerk's Office

Jesse Salinas
Yolo County - Clerk-Recorder

57-05022025-054

05/02/2025
FISH
Pages: 3
Fee: \$ 50.00

By mbraun, Deputy



Notice of Exemption

Posting Number of Days: 30

Project Title: PURCHASE, SALE & DEVELOPMENT AGREEMENT
FOR CUMB PHEASANT PROPERTY (APN 046-020-048)

E-mail address: TRACIM@CITYOFWESTSACRAMENTO.ORG

MAY 02 2025

POSTED _____ TO _____

Notice of Exemption

Appendix E

To: Office of Planning and Research
 P.O. Box 3044, Room 113
 Sacramento, CA 95812-3044
 County Clerk
 County of: Yolo
 625 Court St B-01
 Woodland, CA 95695

From: (Public Agency): City of West Sacramento
1110 West Capitol Avenue
West Sacramento, CA 95691
 (Address)

Project Title: Purchase, Sale and Development Agreement for Club Pheasant Property (APN 046-020-048)

Project Applicant: City of West Sacramento

Project Location - Specific:
2525 Jefferson Boulevard (APN 046-020-048)

Project Location - City: West Sacramento Project Location - County: Yolo

Description of Nature, Purpose and Beneficiaries of Project:
 Purchase, sale and development of the former Club Pheasant property to accommodate multiple new restaurants.

Name of Public Agency Approving Project: City of West Sacramento

Name of Person or Agency Carrying Out Project: Traci Michel, Director of Economic Dev't & Housing

- Exempt Status: (check one):
- Ministerial (Sec. 21080(b)(1); 15268);
 - Declared Emergency (Sec. 21080(b)(3); 15269(a));
 - Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
 - Categorical Exemption. State type and section number: Class 32 (Infill Development), Title 14, Section 15332
 - Statutory Exemptions. State code number: _____

Reasons why project is exempt:
The proposed project included in the Purchase, Sale and Development Agreement is exempt from California Environmental Quality Act (CEQA) analysis under the Class 32 (Infill Development Projects) Categorical Exemption, under California Code of Regulations, Title 14, Division 6, Chapter 3, Section 15332. The project is consistent with the applicable general plan and zoning designations and regulations: the proposed development occurs within city limits on a project site of no more than five acres and is substantially surrounded by urban uses; the project would not result in any significant effects relating to traffic, noise, air quality, or water quality (no roadway or transportation system changes beyond site ingress/egress, no new source of noise or air pollutant emissions, and no changes in site drainage that cannot be addressed through best management practices to prevent erosion and construction pollutants from contacting stormwater); and the site can be adequately served by all required utilities and public services.

Lead Agency
 Contact Person: Traci Michel Area Code/Telephone/Extension: 916-617-4627

- If filed by applicant:
1. Attach certified document of exemption finding.
 2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: [Signature] Date: 5/1/25 Title: Director of EDH

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 15332 Public Resources Code. Date Received for filing at OPR: _____
 Reference: Sections 15332, Public Resources Code.





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

RECEIPT NUMBER:
 57-05022025-054
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF WEST SACRAMENTO	LEAD AGENCY EMAIL TRACIM@CITYOFWESTSACRAM	DATE 05/02/2025
COUNTY/STATE AGENCY OF FILING YOLO	DOCUMENT NUMBER	

PROJECT TITLE
 PURCHASE, SALE AND DEVELOPMENT AGREEMENT FOR CLUB PHEASANT PROPERTY (APN 046-020-048)

PROJECT APPLICANT NAME CITY OF WEST SACRAMENTO	PROJECT APPLICANT EMAIL TRACIM@CITYOFWESTSACRAM	PHONE NUMBER (916) 617-4627
PROJECT APPLICANT ADDRESS 1110 WEST CAPITOL AVENUE	CITY WEST SACRAMENTO	STATE CA
		ZIP CODE 95691

PROJECT APPLICANT (Check appropriate box)

Local Public Agency School District Other Special District State Agency Private Entity

CHECK APPLICABLE FEES:

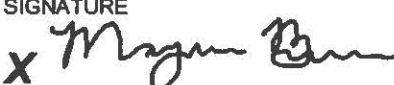
- Environmental Impact Report (EIR) \$4,123.50 \$ _____
- Mitigated/Negative Declaration (MND)(ND) \$2,968.75 \$ _____
- Certified Regulatory Program (CRP) document - payment due directly to CDFW \$1,401.75 \$ _____

- Exempt from fee
 - Notice of Exemption (attach)
 - CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)

- Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 \$ _____
- County documentary handling fee \$ _____ \$50.00
- Other \$ _____

PAYMENT METHOD:

- Cash Credit Check Other
- TOTAL RECEIVED \$ 50.00**

SIGNATURE X 	AGENCY OF FILING PRINTED NAME AND TITLE Morgan Braun, Deputy County Clerk-Recorder
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