

NOTICE OF EXEMPTION

TO: X County Clerk
County of Sacramento

ENDORSED
SACRAMENTO COUNTY

SEP 18 2024

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

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

DONNA ALLRED, CLERK/RECORDER
BY [Signature] DEPUTY

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

PROJECT APPLICANT/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.

PROPERTY OWNER: 500 Bercut LLC, P.O. Box 3011, Sacramento CA 95812 and IM Investment Inc. P.O. Box 3001, Sacramento, CA 95812; Phone: (916) 417-8929; Contact: Anthony Scotch; agscotchassoc@gmail.com.

THE CITY OF SACRAMENTO FINDS THAT THE ACTIVITY/PROJECT IS EXEMPT.

Exempt Status:

☒ Statutory Exemption [PRC Section 21155.4]

REASONS WHY ACTIVITY/PROJECT IS EXEMPT: This action 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.

There have been no substantial changes proposed in the specific plan that would require major changes in the RDSP 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: September 10, 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 — 09/18/2024 — 375

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

09/18/2024

COUNTY/STATE AGENCY OF FILING

Sacramento

DOCUMENT NUMBER

2024-0435

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:

☐ Environmental Impact Report (EIR)

\$4,051.25

\$

0.00

☐ Mitigated/Negative Declaration (MND)(ND)

\$2,916.75

\$

0.00

☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW

\$1,377.25

\$

0.00

☒ 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

\$

0.00

☒ 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

Sacramento County Clerk/Recorder-Jacob Hermanson-Deputy Clerk

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

Receipt#: 001629407
9/18/2024 2:22:33 PM
Order#: 20240128862 JBH

Description	Amount
Clerk - CEQA Filing	\$50.00
Document 20240435	
Notice of Exemption	
EIR Processing Fee	\$50.00

Total Amount Due \$50.00

Payments:
Check# 474547 \$50.00

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