

RECORDING REQUESTED  
WHEN RECORDED MAIL TO:

**COUNTY OF SACRAMENTO**  
PLANNING AND ENVIRONMENTAL REVIEW  
827 SEVENTH STREET, ROOM 225  
SACRAMENTO, CA 95814  
WWW.PER.SACCOUNTY.NET

CONTACT PERSON: JULIE NEWTON  
TELEPHONE: (916) 874-6141

**ENDORSED**  
SACRAMENTO COUNTY

NOV 07 2024

JONNA ALLRED, CLERK/RECORDER  
By *Blair W. Newton* DEPUTY

SPACE ABOVE RESERVED FOR RECORDER'S USE

## NOTICE OF DETERMINATION

FILING OF NOTICE OF DETERMINATION IN COMPLIANCE WITH SECTION 21152 OF THE PUBLIC RESOURCES CODE

**PROJECT TITLE:** Woodspring Suites

**CONTROL NUMBER:** PLNP2023-00209

**STATE CLEARINGHOUSE NUMBER:** 2024100128

**PROJECT LOCATION:** The project site is located at 4725 Chippendale Drive, on the east side of Date Avenue and on the north side of Chippendale Drive, in the Carmichael community of unincorporated Sacramento County.

**APN:** 228-0151-033

**DESCRIPTION OF PROJECT:** The project consists of the following entitlements from the County of Sacramento:

1. A Conditional Use Permit to allow an extended stay hotel on 1.74± acres in the Light Commercial (LC) zone.
2. A Design Review to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).

Note: The proposed hotel will have 122 rooms and will be four stories tall.

**NAME OF PUBLIC AGENCY APPROVING PROJECT:**

**SACRAMENTO COUNTY / [CEQA@SACCOUNTY.NET](mailto:CEQA@SACCOUNTY.NET)**

**NAME OF PERSON OR AGENCY CARRYING OUT PROJECT:** WS California Developer, LLC 7200 W. 132<sup>nd</sup> Street, Suite 220 Overland Park, KS 66213 Chad Cook 913-526-6156 ccook@hmcdevelopment.com

This is to advise that the County of Sacramento (Lead Agency ) has approved the above described project on November 4, 2024 and has made the following determinations concerning the above described project.

1. The project **will not** have a significant effect on the environment.
2. A **Mitigated Negative Declaration was adopted** for this project pursuant to the provisions of CEQA.
3. Mitigation measures **were** made a condition of the approval of the project.
4. A mitigation monitoring and reporting program **was** adopted.
5. A statement of Overriding Considerations **was not** adopted for this project.
6. Findings **were not** made pursuant to the provisions of CEQA.
7. California State Department of Fish and Game Fees (Fish & Game Code Section 711.4)
  - a. **The project has been found by DFG to have no effect on fish, wildlife & habitat and does not require payment of a CEQA Fee.**
    - i. **\$50 for County Clerk processing fees.**

The Mitigated Negative Declaration is available to the General Public at the physical and internet addresses located above.

Julie  
Newton

Digitally signed by Julie Newton  
DN: cn=Julie Newton,  
o=Sacramento County, ou,  
email=newtonju@saccounty.net,  
c=US  
Date: 2024.11.06 16:35:00 -08'00'

**Julie Newton**  
Environmental Coordinator  
Sacramento County, State of California



State of California - Natural Resources Agency  
DEPARTMENT OF FISH AND WILDLIFE  
North Central Region/Region 2  
1701 Nimbus Road, Suite A  
Rancho Cordova, CA 95670  
(916) 358-2900  
[www.wildlife.ca.gov](http://www.wildlife.ca.gov)

GAVIN NEWSOM, Governor  
CHARLTON H. BONHAM, Director



**ENDORSED**  
SACRAMENTO COUNTY

NOV 07 2024

DONNA ALLRED, CLERK/RECORDER  
BY Bea Wisniewski DEPUTY

## CEQA Filing Fee No Effect Determination

**Applicant Name and Address:** Sacramento County Planning and Environmental Review,  
827 7th Street, Room 225, Sacramento, CA 95814

**CEQA Lead Agency:** Sacramento County

**Project Name:** Woodspring Suites

**CEQA Document Type:** Mitigated Negative Declaration

**State Clearing House Number and/or local agency ID number:** PLNP2023-00209

**Project Location:** 4725 Chippendale Drive, Sacramento, CA 95841

**Brief Project Description:** The project will involve the new construction of a 4-story, 122-room extended stay hotel that is approximately 50,922 square feet and is located on a mostly undeveloped 1.74 acres parcel. The paved parking lot and landscape trees located on the northern third of the project area will be removed to accommodate the new building.

**Determination:** Based on a review of the project as proposed, the Department of Fish and Wildlife has determined that for purposes of the assessment of California Environmental Quality Act (CEQA) filing fees (Fish and G. Code § 711.4, subd. (c)) the project has no effect on fish, wildlife or their habitat and the project as described does not require payment of a CEQA filing fee. This determination does not in any way imply that the project is exempt from CEQA and does not determine the significance of any potential project effects evaluated pursuant to CEQA.

Please retain this original determination for your records. Local lead agencies are required to file two copies of this determination with the county clerk at time of filing of the Notice of Determination (NOD) after the project is approved. State lead agencies are required to file two copies of this determination with the Governor's Office of Planning and Research (State Clearinghouse) at the time of filing the NOD. If you do not file a copy of this determination as appropriate with the county clerk or State Clearinghouse at the time of filing of the NOD, the appropriate CEQA filing fee will be due and payable.

Without a valid CEQA Filing Fee No Effect Determination form or proof of fee payment, the project will not be operative, vested, or final and any local permits issued for the project will be invalid, pursuant to Fish and Game Code Section 711.4, subdivision (c)(3).

DocuSigned by:  
  
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Approved by:

Dylan Wood, Senior Environmental  
Scientist (Supervisor)

Date: 10/8/2024