



**ENDORSED**  
SACRAMENTO COUNTY

**MAY 20 2025**

DONNA ALRED, CLERK/RECORDER  
BY [Signature] 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, 3<sup>rd</sup> Floor  
Sacramento, CA 95811

**ACTIVITY/PROJECT TITLE:** Sacramento Bee North (Z24-051)

**ACTIVITY/PROJECT LOCATION:** 2100 Q Street in Downtown Sacramento (APN: 007-0324-005-0000)

**CITY:** Sacramento

**COUNTY:** Sacramento

**DESCRIPTION OF ACTIVITY/PROJECT:** This project consists of a request to subdivide ±5.57-acres within the General Commercial (C-2-SPD) zone and Central City Special Planning District (SPD) into 67 lots which includes: one lot for condominium purposes, 60 lots for single-unit dwellings, and six common lots, Site Plan and Design Review of the tentative map layout, the demolition of an existing building, and construction of 60 single-unit dwellings, 61 multi-unit dwellings, and associated site improvements on a ±5.57-acres site within the C-2-SPD zone and Central City SPD and a Tree Permit for removal of City trees and private protected trees.

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

**NAME OF PERSON/AGENCY CARRYING OUT ACTIVITY/PROJECT:** Shopoff Realty Investments L.P., 18656 Jamboree Road, Suite 200, Irvine, CA 92612; Contact: Stephen Logan; Email: [sbacalgraves@downeybrand.com](mailto:sbacalgraves@downeybrand.com); Phone: (916) 619-4008.

**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.

- 1-23-2025
- The Sacramento Bee North ("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](mailto:Rbess@cityofsacramento.org)

**TELEPHONE:** (916) 808-8272

**SIGNED:** Ron Bess

**DATED:** May 15, 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

StartOver

Save

RECEIPT NUMBER:

34 — 05/20/2025 — 211

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

05/20/2025

COUNTY/STATE AGENCY OF FILING

Sacramento

DOCUMENT NUMBER

2025-0230

PROJECT TITLE

**SACRAMENTO BEE NORTH (Z24-051)**

PROJECT APPLICANT NAME

SHOPOFF REALTY INVESTMENTS LP CONTACT : STEPHEN LOGAN

PROJECT APPLICANT EMAIL

SBACALGRAVES@DOWNEYBRAND.COM

PHONE NUMBER

(916) 619-4008

PROJECT APPLICANT ADDRESS

18656 JAMBOREE OAD, SUITE 200

CITY

IRVINE

STATE

CA

ZIP CODE

92612

**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

AGENCY OF FILING PRINTED NAME AND TITLE

Sacramento County Clerk/Recorder-MONICA GALVAN-SIDHU-Deputy Clerk

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

Receipt#: 001747857  
5/20/2025 8:41:44 AM  
Order#: 20250076834 MGS

| Description         | Amount  |
|---------------------|---------|
| Clerk - CEQA Filing | \$50.00 |
| Document 20250230   |         |
| Notice of Exemption |         |
| EIR Processing Fee  | \$50.00 |

Total Amount Due \$50.00

Payments:  
Check# 962105 \$50.00

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