City of SACRAMENTO

ENDORSED
SACRAMENTO COUNTY
JAN 23 2026
FLORENCE EVANS, CLERK/RECORDER
BY_____DEPUTY

NOTICE OF EXEMPTION

TO: X County Clerk
County of Sacramento

__ 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: The Enclave at Airport Road (P25-010)

ACTIVITY/PROJECT LOCATION: 3600 Airport Road, Sacramento, CA 95834 – Assessor's Parcel Number (APN) 225-015-0055-000

CITY: Sacramento **COUNTY:** Sacramento

DESCRIPTION OF ACTIVITY/PROJECT: The proposed project would include the development of a 32-unit two-story single-family subdivision and associated internal "Private Alley" roadways. Each of the 32 units would consist of three bedrooms, 2.5 bathrooms, and a two-car garage, and would range from1,932-square feet (sf) to 2,088-sf. Primary site access would be provided by three new driveways along Tanzanite Avenue on the project site's southern frontage. The proposed project would include the demolition of the existing farmstead and small agricultural buildings currently located on the project site. Additional detail regarding the proposed project's parking, access, and circulation; landscaping and design; and utility infrastructure is provided below.

The proposed project would require City approval of a Development Agreement, Rezone, Amendment to the Natomas Crossing Planned Unit Development (PUD), Tentative Map, and Site Plan and Design Review.

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

NAME OF PERSON/AGENCY CARRYING OUT ACTIVITY/PROJECT: Deja Harris, Associate Planner, 300 Richards Boulevard, Sacramento, CA, 95811; Phone: (916) 808-5853; Email: City of Sacramento dnharris@cityofsacramento.org

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

Exempt Status: (Check One)

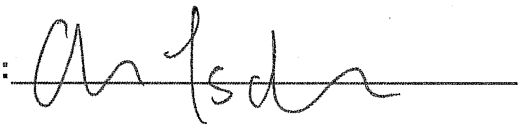
- ☐ The project qualifies as infill development ([Section 15332]
- ☐ Activity has no potential for causing a significant effect on the environment [Section 15061(b)(3)]
- ☐ Statutory Exemption [Section 21080(b)(8)]
- ☐ Ministerial Exemption [Section 15268]
- ☒ Consistent with General Plan, Community Plan and/or Zoning (Section 15183)
- ☐ Emergency Project [Section 15269(b) and (c)]
- ☐ Categorical Exemption-State Class _ and Section Number(s)_____

REASONS WHY ACTIVITY/PROJECT IS EXEMPT: The project is consistent with the use and density established under the existing 2040 General Plan for which the City has certified the Master EIR.

The Modified Initial Study/15183 Checklist, provided for in the CEQA Guidelines, concluded that the proposed project would not result in any significant impacts that: (1) were peculiar to the project or the project site; (2) were not identified as a significant effect in the Master EIR; (3) were potentially significant off-site impacts and cumulative impacts which were not discussed in the prior MEIR prepared for the General Plan; or (4) were previously identified significant effects, and which as a result of substantial new information that was not known at the time that the Master EIR was certified, were determined to have a more severe adverse impact than discussed in the Master EIR.

Based upon 15183(f), the Modified Initial Study/15183 Checklist identifies the 2040 General Plan policies and/or actions that apply to the development of the project, and have been determined in the Master EIR to substantially mitigate environmental effects. To the extent that the 2040 General Plan policies and/or actions substantially mitigate a particular project impact, the impact shall not be considered peculiar, pursuant to 15183(f), thus, eliminating the requirement for further environmental review.

CONTACT PERSON: Charles Tschudin, Senior Planner **TELEPHONE:** 916-808-8145
ctschudin@cityofsacramento.org

SIGNED:  **DATED:** 1/23/2026

State of California - Department of Fish and Wildlife

2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

Print | StartOver | Save

RECEIPT NUMBER:
34 — 01/23/2026 — 030

STATE CLEARINGHOUSE NUMBER *(If applicable)*

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
City of Sacramento Community Development Department Planning Division		01/23/2026

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
Sacramento	2026-0033

PROJECT TITLE

The Enclave at Airport Road (P25-010)

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
City of Sacramento - Attn: Deja Harris	dnharris@cityofsacramento.org	(916) 808-5853

PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
300 Richards Boulevard	Sacramento	CA	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)	$4,227.50	$	0.00
☐ Mitigated/Negative Declaration (MND)(ND)	$3,043.75	$	0.00
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	$1,437.25	$	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	AGENCY OF FILING PRINTED NAME AND TITLE
X	Sacramento County Clerk/Recorder- Jacob Hermanson -Deputy Clerk

ORIGINAL - PROJECT APPLICANT | COPY - CDFW/ASB | COPY - LEAD AGENCY | COPY - COUNTY CLERK | DFW 753.5a (Rev. 01012026)

Sacramento County
Florence Evans, Clerk/Recorder
(916) 874-6334

Receipt#:	001872100
1/23/2026	9:34:46 AM
Order#: 20260010923	JBH

Description	Amount
Clerk - CEQA Filing	$50.00
Document 20260033	
Notice of Exemption	
EIR Processing Fee	$50.00
Total Amount Due	$50.00
Payments:	
Check# 1014	$50.00

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