City of
SACRAMENTO

ENDORSED
SACRAMENTO COUNTY
AUG 28 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: Railyards Lot 3 Project (DR26-086)

ACTIVITY/PROJECT LOCATION: 260 6th St, Sacramento, CA 95811 – Assessor's Parcel Number (APN) 002-0300-004-0000

CITY: Sacramento **COUNTY:** Sacramento

DESCRIPTION OF ACTIVITY/PROJECT: The Railyards Lot 3 Project consists of a request for a minor modification to a previously approved project (DR21-251). The request is to reduce the number of residential units by 17, resulting in 319 total units and to eliminate the development of a retail building on an approximately 3.4-acre parcel within the Central Business District Zone and the Railyards Specific Plan. The project would reduce the number of residential units by lowering the east and west buildings from five-story and seven-story buildings, to two four-story buildings. The proposed two four-story buildings will each total 106,875 square-feet. The proposed retail building located at the southwest corner of 5th Street and Telegrapher Ave will be replaced with a public plaza.

NAME OF PUBLIC AGENCY APPROVING ACTIVITY/PROJECT: Kevin Valenete, Contract Planner, City of Sacramento, 300 Richards Boulevard, Sacramento, CA, 95811; Phone: (916) 372-6100; Email: Kvalente@raneymanagement.com

NAME OF PERSON/AGENCY CARRYING OUT ACTIVITY/PROJECT: Josh Leachman, Downtown Railyard Ventures, LLC, 3140 Peacekeeper Way, McClellan, CA, 95652; Phone: (916) 570-5394; Email: jleachman@idkventures.com

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 21155.4]
- ☐ 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:

Public Resources Code (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 Railyards project satisfies each of the applicable requirements, is not subject to any exceptions, and would not have a significant effect on the environment.

- The project is a residential development project within the meaning of PRC section 21155.4(a).
- The project is located within a transit priority area within the meaning of PRC section 21155.4(a)(1).
- The project is consistent with the Railyards Specific Plan as required by PRC section 21155.4(a)(2).
- The project is consistent with the general use designation, 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.

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

SIGNED: _____ **DATED:** 08/28/2026

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 — 08/28/2026 — 331

STATE CLEARINGHOUSE NUMBER *(If applicable)*

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
CITY OF SACRAMENTO		08/28/2026

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
Sacramento	2026-0368

PROJECT TITLE

RAILYARDS LOT 3 PROJECT (DR26-086)

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
DOWNTOWN RAILYARD VENTURES, LLC	JLEACHMAN@IDKVENTURES.COM	(916) 570-5394

PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
3140 PEACEKEEPER WAY	MCCLELLAN	CA	95652

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- ROBERT A. VOSTRY -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#:	001983680
8/28/2026	11:47:50 AM
Order#: 20260132601	RAV

Description	Amount
Clerk - CEQA Filing	$50.00
Document 20260368	
Notice of Exemption	
EIR Processing Fee	$50.00
Total Amount Due	$50.00
Payments:	
Check# 008022	$50.00

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